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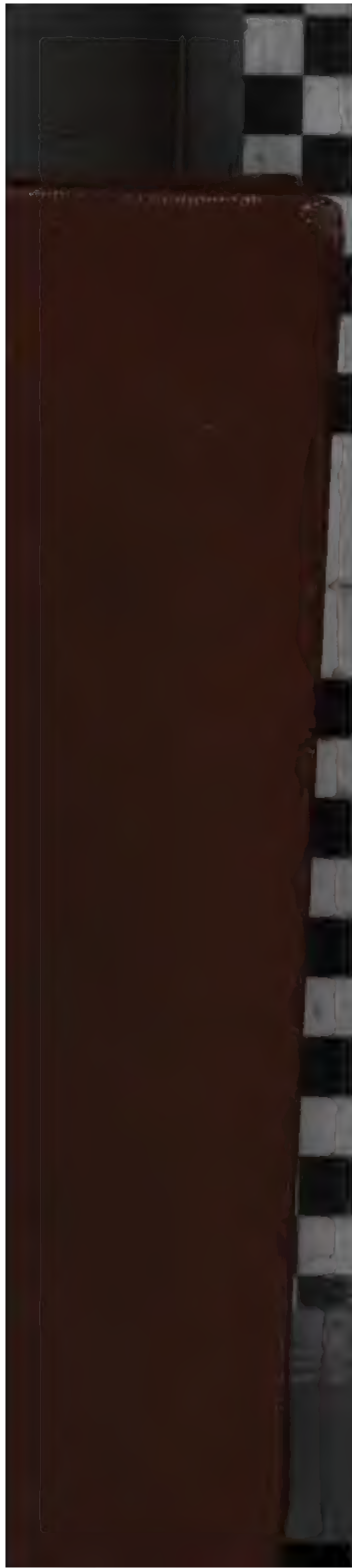
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AN
ACCOUNT
OF
PUBLIC CHARITIES
IN
ENGLAND AND WALES,
ABRIDGED FROM THE
REPORTS OF HIS MAJESTY'S COMMISSIONERS
ON
Charitable Foundations,
WITH NOTES AND COMMENTS.

BY THE EDITOR OF "THE CABINET LAWYER."

"It is absolutely necessary that it should be perfectly understood, that charity-estates, all over the kingdom, are dealt with in a manner most grossly improvident; amounting to the most direct breach of trust."—Lord ELDON, Chancellor, 13 Ves. 580.

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1828.

into the origin and management of the numerous charitable donations scattered through the country. We have, in all cases, been particular in stating the amount and situation of the trust-property ; and, in addition to our own observations, have carefully inserted the suggestions made by the Commissioners for improving its future application. It is satisfactory to think that the popular mode of publication adopted has been productive of many beneficial effects, both in the metropolis and in the country ; and, when the work is complete, it will, of itself, we should think, form a salutary check against future negligence and malversation.

We have in many cases found it expedient to adopt an arrangement different from that in the original reports, but though our arrangement is different, we have not omitted to notice any charity reported by the Commissioners, except in the few instances of which we have not yet been able to complete the exposition.

J. W.

December 21st, 1827.

CONTENTS.

N.B. The Reports of the Commissioners now published are sixteen in number, occupying as many folio volumes, and the second column refers to the volume and page of the Report from which the account of each charity is abstracted ; and the third column to the corresponding page in this publication. It is intended to give a general alphabetical index of all the charities in England and Wales, when the Commissioners have finished their inquiries, and the work can be completed.

ADVERTISEMENT	Page. iii
INTRODUCTION.....	1

CITY OF LONDON.

MERCERS' COMPANY.

Explanations on the City Companies	9
St. Paul's School	3 R. 230.. 11
Whittington's Almshouse	6 R. 284.. 16
Alderman Danutsey's Charities	6 R. 286.. 16
School and Almshouse, West Lavington	6 R. 286.. 17
Lady Bradbury's Charity	4 R. 148.. 19
Robert Chertsey's Gift ..	6 R. 289.. 20
Lady Gresham's Gift....	4 R. 115.. 20
Sir Thomas Gresham's Lectures	6 R. 291.. 21
Trinity Hospital, Greenwich	6 R. 300.. 23
Sir Thomas Bennett's Charity	6 R. 301.. 24
Bancks's Charity.....	6 R. 305.. 35
Mercers' School.....	3 R. 241.. 25
Fishborne's Charities....	6 R. 307.. 27
Lady Mico's Almshouses, Stepney	6 R. 317.. 28
Rand's Charity for poor Debtors.....	6 R. 321.. 29
Morley's Charity	6 R. 324.. 29
Horsham Free School....	2 R. 167.. 30
Blundell's Gift.....	6 R. 299.. 31
Sandry gifts for Loans, Sermons, and Poor Debtors	6 R. 285—324.. 31

HABERDASHERS' COMPANY.

Charities at Monmouth	10 R. 200.. 41
Charities at Newland..	10 R. 206.. 43
St. Bartholomew's Lectureship	10 R. 210.. 44
Somers' Charity	10 R. 188.. 45
Peacock's Charity	10 R. 188.. 46
Buckland's Charity	10 R. 191.. 46
Lady Burghley's Charity	10 R. 192.. 46
Free School, Bunbury...	10 R. 193.. 47
Jetson's Charities	10 R. 211.. 48

Newport Free School..	5 R. 416.. 49
Morgan's Charity.....	10 R. 197.. 53
Caldwall's Charity....	10 R. 198.. 53
Whitmore's Charity....	10 R. 199.. 53
Blundell's Charity....	10 R. 196.. 54
Bramley's Charity	10 R. 196.. 54
Lady Weld's Benefaction	10 R. 212.. 54
Hamond's Charities....	10 R. 217.. 55
Haslefoot's Charity ...	10 R. 218.. 56
Rainton's Charity.....	10 R. 219.. 57
Barnes's and Cleave's Charities	10 R. 220.. 58
Arnold's Rent-charge..	10 R. 222.. 58
Bond's Rent-charge ...	10 R. 223.. 58
Ask's Almshouses, Hoxton	10 R. 225.. 59
Trotman's School, Bunhill-row	10 R. 221.. 51
Bankes's Leaseholds...	10 R. 227.. 64
Benefactions for Loans.	10 R. 230.. 65
Gifts for Poor Scholars, Apprentices, Sermons, &c.....	10 R. 189—229.. 66

GOLDSMITHS' COMPANY.

Sir Martin Bowes's Charities	8 R. 326 207
Hille's Charity.....	8 R. 213 213
Pattesslie's and Walton's Charities.....	8 R. 214 214
Oliver Davy's Charity..	8 R. 322 215
Grammar-school, Stockport.....	8 R. 323 215
Grammar-school, Cromer	8 R. 323 216
John Barrett's Charity.	8 R. 325 218
Harding-street Property	8 R. 326 219
Ludgate-hill and Fleetstreet Estate	8 R. 220 220
Fox's Charity	8 R. 221 221
Selley's Apprentice Charity	8 R. 332 221

Sir Hugh Middleton's and Cheney's Cha- rities.....	8 R. 335..223	Mile-End Alms- houses....	8 R. 360..10 R. 757..345
Robert Jenner's Cha- rity.....	8 R. 336..223	Awdeley and Blundell's Gifts.....	8 R. 362..346
Fetter-late Estate.....	8 R. 337..224	Sir James Lancaster's Charities.....	8 R. 364..347
Perryn's Almshouse, Ac- ton.....	8 R. 338..225	Ram Inn and Goswell- street Estate.....	8 R. 367..348
Sir John Wollaston's Charity.....	8 R. 330..228	Budge-Row Estate.....	8 R. 371..350
Sir Thomas Fowle's Charity.....	8 R. 330..229	Ram's Head, Eastcheap Property for Superstiti- ous Uses.....	8 R. 371..351 8 R. 372..352
Morell's Charity.....	8 R. 331..229	Fenchurch-street Estate	8 R. 374..355
Money Legacies..	8 R. 214—330..230	Mrs. Clarke's Gift....	8 R. 376..355
BOWYERS' COMPANY...	4 R. 155..235	Stoddard's Charity....	8 R. 377..356
BLACKSMITHS' COM- PANY.....	6 R. 215..235	Gift for Loans.....	8 R. 378..356
BREWERS' COMPANY.		TIN-PLATE WORKERS' COMPANY.....	6 R. 342..558
Almshouses and School, Islington....	1 R. 78..8 R. 297..302	FRAME-WORK KNIT- TERS' COMPANY....	6 R. 256..490
Free Grammar-School, Aldenharn.....	8 R. 300..306	GLAZIERS' COMPANY..	6 R. 264..492
Almshouses, Aldenharn, Herts.....	8 R. 301..309	INNOLDERS' COM- PANY.....	6 R. 282..493
Grammar-School, All- hallows, Barking....	8 R. 302..510	GROCCRS' COMPANY.	
Almshouses, South- Mimms.....	8 R. 303..311	Free Grammar-School at Oundle.....	6 R. 268..496
Sundry Gifts.....	8 R. 307..313	Alderman Kebyll's Gift	6 R. 267..498
Great Barford Estate..	8 R. ..316	Sir John Peche's Gift..	6 R. 267..499
Whitecross-street Es- tate.....	8 R. 310..319	Free School at Colwall..	6 R. 272..502
John Baker's Alms- houses.....	8 R. 312..320	Lady Conway's Char- ities.....	6 R. 273..504
CUTLERS' COMPANY.		Lady Middleton's Cha- rity.....	6 R. 274..505
Fleet-street Estate.....	8 R. 313..392	Lady Slaney's Fund for the Purchase of Im- propriations.....	6 R. 280..508
The Belle Savagé Inn..	8 R. 317..324	School at Witney.....	6 R. 277..510
CURRIERS' COMPANY	6 R. 251..325	Distribution to the Poor of the Company....	6 R. 279..513
DYERS' COMPANY.		Gifts for Loans.....	6 R. 280..514
City-Road Almshouses.	6 R. 252..326	BALTERS' COMPANY.	
Fund for the Poor.....	6 R. 253..328	Almshouses, Bow-lane..	6 R. 325..515
Spitalfield's Almshouses	6 R. 253..328	Almshouses in Monk- well-street.....	6 R. 328..517
Trevillian's Charity'....	6 R. 254..329	Poor Debtors' Gift....	6 R. 331..519
Donation of T. Cham- bers, Esq.....	6 R. 255..330	Robson's Gift.....	6 R. 331..519
SKINNERS' COMPANY.		Sir John Coates's Gift..	6 R. 333..520
Tonbridge Free- School.....	1 R. 149..8 R. 354..330	Almshouses at Maiden- head.....	6 R. 335..521
Sir A. Judd's Alms- houses.....	8 R. 348..340	Barnard Hyde's Cha- rities.....	4 R. 104..523
Henry Fisher's Charity	8 R. 360..341	Sir Timothy Waldo's Gift.....	6 R. 399..525
Sir Thomas Smith's Charities.....	8 R. 354..341	SCRIVENERS' COMPANY	6 R. 339..525
Hunt's Pensioners.....	8 R. 350..345		

CITY OF BRISTOL.

Corporation of Bristol..... 70

CHARITIES UNDER THE CORPORATION.

Queen Elizabeth's Hospital.....	6 R. 463..	8 R. 603..	71
The Free Grammar-School.....	6 R. 481..		74
Red Maids' School....	6 R. 490..		77
Trinity-Hospital.....	6 R. 506..		79
Temple-Hospital.....	8 R. 575..		81
Sion-College, London..	8 R. 583..		83
Charity to TwentyFour Corporations in England.....	8 R. 585..		84
Alderman Kitchen's Charities.....	8 R. 590..		87
Colston's Free-School	6 R. 549..		89
Temple-Street School..	6 R. 551..		90
Thomas White's Charities.....	8 R. 605..		92
Spencer's Message....	8 R. 607..		92
Gifts for Sermons.....	8 R. 610..		93
Bread-Charity.....	8 R. 611..		93
Prison-Charities.....	8 R. 612..		94
Jackson's Charity.....	8 R. 611..		94
The Mayor's Gift.....	8 R. 613..		95
Charity for Blind Persons.....	6 R. 537..		95
Mrs. Peloquin's Legacy of £19,000.....	6 R. 538..		96
Widows' Charity.....	6 R. 541..		98
Mr. Gist's Will.....	6 R. 542..		98
Old Market and Temple-Street Almshouses	6 R. 544..		98
Temple School for Girls	6 R. 553..		100
Chester's Estate.....	6 R. 528..		100
Mrs. Thurston's Charity.....	6 R. 536..		100
Newgate Prison Charities.....	6 R. 529..		101
Gift for Apprentices...	6 R.		102
Dr. Sloper's Gift for Bibles.....	6 R. 534..		103
St. Stephen's Parish....	———		103
Sir Thomas White's Loan.....	8 R. 596..		101
Heydon's Gift.....	8 R. 597..		104
Gifts by Aldermen Thorne, Aldworth, White, and Whitson.	8 R. 598..		105
Gifts to Mechanics....	8 R. 601..		105
State of the Loan Money Fund.....	8 R. 596..		108
General Statement of the Charitable Funds and Revenues of the Corporation of Bristol	———		109

CHARITIES UNDER THE SOCIETY OF MERCHANT-ADVENTURERS.

Merchants' Almshouse. 8 R. 613..111

Colston's Almshouse...	8 R. 625..	115
Merchants' Hall School, King-street.....	8 R. 634..	117
Donation for building a Bridge on the Avon..	8 R. 636..	118
Eleanor Hammond's Gift.....	8 R. 638..	120
Alice Cole's Charity ..	8 R. 639..	120

PARISH OF ST. MARY REDCLIFF

Fry's Mercy-House....	7 R. 205..	123
The Pile-Street School..	7 R. 200..	125
Almshouse on Redcliff-Hill.....	7 R. 204..	126
The Temple-Gate Almshouse.....	7 R. 205..	127
Queen Elizabeth's Free Grammar and Writing School.....	7 R. 196..	128
Charities of Sir Richard Rogers.....	7 R. 210..	130
Edson, Farmer, and Vickris's Gifts.....	7 R. 217..	132
Premises in Redcliff-street.....	7 R. 215..	132
Charities of G. Gibbes and Mary Ailes....	7 R. 216..	133
Gamlen Estate.....	7 R. 213..	133
Contribution for ringing the Bella.....	7 R. 224..	135
Summary of Miscellaneous Charities.....	7 R. 225..	136
Church and Pipe Lands	7 R. 227..	137

PARISH OF ST. THOMAS.

Burton's Almshouse...	7 R. 232..	140
The Market..	7 R. 250..	141
The Church-Lands....	7 R. 253..	143

PARISH OF TEMPLE.

William Pitt's Charity.	7 R. 237..	146
Sailors' Widows' Charities.....	———	147
Hadson and Wadham's Charities.....	7 R. 258..	147
Single Women's Charity.....	———	148
Thomas Goldsmith's Charities.....	7 R. 260..	148
Charities lost or suspended.....	———	149
Alice West and Lawford Charities.....	9 R. 458..	151
St Paul's Fair.....	9 R. 462..	153
The Church-Lands....	9 R. 463..	154
Old Bachelors' and Maids' Almshouse..	9 R. 468	157
Almshouse in Milk-street.....	9 R. 472	158
Dissenters' Almshouse, Lewin's Mead.....	9 R. 474	159
The Infirmary.....	9 R. 476	161

Elbridge's School.....	12 R. 401..161	Corporation of the	
Charity of R. Reynolds,		Poor	12 R. 400..163
Esq.....	12 R. 403..163	The Merchant Tailors'	
Wesleyan Methodists'		Society.....	10 R. 553..166
Girls' School.....	12 R. 406..165		

BOROUGH OF SOUTHWARK.

The College of the Poor	6 R. 559..172	Charities of Humbles	
Jackson and Young's		and Carter.....	6 R. 570..183
Almshouses	6 R. 565..176	Maiden-lane Estate....	6 R. 571..183
Clarke's Gift.....	6 R. 567..176	Charity to Ten Pa-	
Mrs. Reading's Alms-		ishes of London....	6 R. 578..186
houses	6 R. 567..177	Robert Buckland's	
The Free Grammar-		Charities	6 R. 575..188
School.....	1 R. 210..177	Charities for Clothing...	6 R. 577..189
John Collett's Charity..	1 R. 212..179	Sydenham Estate.....	6 R. 580..190
Mrs. Newcomen's Cha-		Bexhill Estate	— ..192
riety.....	1 R. 213..181	Barnet Property.....	6 R. 582..192
Almshouses in Gravel-			
lane.....	6 R. 568..181		
Alleyn's Almshouses		PARISH OF ST. OLAVE.	
and Dulwich College	6 R. 568..182	The Free Grammar-	
		School.....	1 R. 207..202

CITY OF BATH.

Corporation of Bath	237	Parish of St. Michael..	4 R. 297 257
Free Grammar-School,		Parish of St. Peter and	
and Black Alms-		St. Paul.....	4 R. 298..258
house	4 R. 269..8 R. 567..238	Parish of Bath Easton..	4 R. 301..261
Hospital of St. John the		Parish of Bathford....	4 R. 302..261
Baptist.....	4 R. 283..246	Parish of Freshford....	4 R. 303..262
Bellott's Hospital.....	4 R. 292..253	Parish of Kelson	4 R. 304..263
Rent-charge for Leper's		Parish of Lyncombe...	4 R. 305..263
Bath.....	4 R. 295..255	Parish of Swainswick...	4 R. 306..264
General Hospital	4 R. 296..256	Parish of Wolcot.....	4 R. 307..264
Lady Scudamore's Gift	4 R. 297..256		

COUNTY OF LANCASTER.

BOROUGH OF PRESTON.

Corporation of Preston ..	267
The Free Grammar-	
School.....	11 R. 321..268
Apprentice and Debtors'	
Charity.....	11 R. 328..271
Bannister's Charity....	11 R. 329..272
The Blue Schools.....	11 R. 323..274
Thomas Houghton's	
Charity.....	11 R. 331..277
Cosney, Addison, Rish-	
ton, and Chorley's	
Charities.....	11 R. 332..278
Lost Charities.....	11 R. 341..282
Worthington Almshouse	11 R. 342..283
Corporation Almshouses	11 R. 342..283
Money Legacies.....	— ..283
Chapelry of Broughton	11 R. 332..284
Township of Barton....	11 R. 346..287
Township of Elston....	11 R. 346..287
Township of Grimsargh	11 R. 347..288
Hamlet of Brockholes...	11 R. 348..289
Township of Ingol and	
Cotham.....	11 R. 348..290

Township of Ribbleton.	11 R. 350..291
------------------------	----------------

PARISH OF MANCHESTER.

The Free Grammar-	
School.....	16 R. 103..665
Chetham's Hospital and	
Library.....	16 R. 121..670
Charities to the Poor..	16 R. 138..673
Charities under the	
Churchwardens.....	16 R. 147..674
Nugent's Charity.....	16 R. 151..675
Maye's and Hartley's	
Charities.....	16 R. 152..676
Partington's Charity..	16 R. 158..677
Barlow and Sutton's	16 R. 159..677
Mynshull, Oldfield, and	
Cartwright's Charities	16 R. 161..678
Richards's Charity....	16 R. 165..679
Baguley and Hindes's	
Charities.....	16 R. 168..680
Corles's Charity	16 R. 171..681
Sedgwick's and Scho-	
les's Charities.....	16 R. 172..682
Dissenters' Charities...	16 R. 175..682

CONTENTS.

ix

Nicholson's Charity....	16 R. 178..685
Bent's, Fisher's, and Clayton's Charities..	16 R. 180..684
Charity to Housekeepers.....	16 R. 182..685
St. Paul's School.....	16 R. 183..685
Lost Charities.....	16 R. 186..686
Township of Ardwick..	16 R. 187..686
Township of Blackley..	16 R. 187..687
Township of Cheetham..	16 R. 190..688
Township of Chorlton..	16 R. 190..688
Township of Crumpsall..	16 R. 191..688
Chapelry of Didsbury..	16 R. 192..689
Township of Gorton....	16 R. 196..690
Township of Heatou Norris.....	16 R. 198..691
Township of Levenshulme.....	16 R. 199..692
Chapelry of Newton...	16 R. 200..692
Township of Salford...	16 R. 203..693
PARISH OF OLDHAM.	
Grammar-School.....	16 R. 222..699
The late Thomas Henshaw's Charity, for the establishment of a Blind Asylum and Blue-Coat-School...	16 R. 224..700

The Poor's Field.....	16 R. 227..701
Hayward's Rectory-charges ..	16 R. 228..702
Eyre's Charity	16 R. 231..703
Scholes's Charity	16 R. 231..703
Hollinwood School....	16 R. 233..704
Township of Crompton..	16 R. 233..704

BLACKBURN.

The Free Grammar-School	15 R. 8 ..704
Poor's Stock.....	15 R. 13 ..705
Girls' Charity School..	15 R. 14 ..707
Poor's Land.....	15 R. 15 ..707
Apprentice Charity...	15 R. 19 ..708

BOROUGH OF LISCASTLE.

Free Grammar-School..	15 R. 222..710
Gardner's Almshouses..	15 R. 254..720
Alderman Penny's Almshouses	15 R. 255..720
Mrs. Gilson's Almshouses	15 R. 258..712
Townson's Almshouses..	15 R. 269..712
Harrison and Heysham's Charities	15 R. 299..713
Charities to Poor Debtors.....	15 R. 271..714

COUNTY OF WESTMORLAND.

Parish of Lowther.....	7 R. 384..292	Parish of Catterall	7 R. 376..300
Parish of Brongham....	7 R. 375..299	Parish of Catterall	7 R. 377..302

CITY OF LICHFIELD.

Corporation of Lichfield.....	359	Charities of the Beddingtons and Hawkes..	7 R. 416..303
Women's Hospital	7 R. 381..359	Dilke's and Hinton's Charities.....	7 R. 412..304
St. John's Hospital ...	7 R. 387..362	Moulson's Charity...	7 R. 424..306
Hospital School.....	7 R. 390..356	Wakefield's Charity...	7 R. 427..327
The Free Grammar-School.....	7 R. 394..367	Askwith and Robinson's Charities	7 R. 421..308
The Conduit Lands....	7 R. 393..369	Institution for the Widows and Daughters of Clergymen.....	7 R. 423..309
Minor's English School	7 R. 401..372	Lost Charities.....	7 R. 423..309
Terrick's Charity.....	7 R. 403..373	Mrs. Simpson's Charity..	7 R. 434..390
Widows' Charity.....	7 R. 404..374	Parishes of St. Mary and St. Chad.....	7 R. 435..391
Lowes's Estates.....	7 R. 405..375	Parish of St. Michael..	7 R. 439..394
Smith and Collins's Charities	7 R. 408..377	Township of Burnwood	7 R. 358..396
Finney's Estates	7 R. 410..378	Township of Hammerwich	7 R. 357..398
Rains of the Minster Charity	7 R. 413..380		
Bread Charity.....	7 R. 414..381		
Charities of Deakin, Maddocke, and Budd	7 R. 415..382		

WOLVERHAMPTON.

Free Grammar-School..	4 R. 349..400	Sisters and Churchwardens	4 R. 350..409
Blue-coat Charity-school	4 R. 357..407	Charities not under the Parish Officers....	4 R. 367..410
Doves under the Management of the Mi-			

Sir Henry Thompson's Hospital	8 R. 691..624
Colton's Hospital.....	8 R. 693..625
Merchant Tailor's Hospital.....	15 R. 621..626
Mrs. Middleton's Hospital.....	13 R. 608..626
Sir Arthur Ingram's Hospital.....	16 R. 401..627

PARISHES OF YORK.

All Saints, Pavement...	12 R. 605..627
St. Peter the Little...	12 R. 609..629
Parish of St. Cruz.....	12 R. 609..629
Parish of St. Cuthbert..	12 R. 613..631
Parish of St. Dennis....	12 R. 614..632
Holy Trinity, Micklegate.....	12 R. 616..633
United Parishes of the Holy Trinity, Goodramgate, and St. John Delpike.....	12 R. 618..634
St. John Micklegate....	12 R. 622..636
St. Margaret with St. Peter-Le-Willows..	12 R. 624..636
St. Martin, Coney-street	12 R. 625..637
St. Mary Castlegate....	12 R. 630..639
Parish of St. Maurice..	12 R. 631..639
St. Michael Spurriergate	12 R. 632..640

All Saints, North-Street	12 R. ..643
St. Martin-cum-Gregory	15 R. 622..643
St. Michael-le-Belfry..	15 R. 623..644
St. Wilfred united with St. Michael-le-Belfry.....	15 R. 625..645
The Holy Trinity, King's Court.....	15 R. 627 646
St. Mary Bishophill, the Elder.....	8 R. 694..648
Parish of St. Olave....	8 R. 696..649
St. Helen, Stonegate...	13 R. 609..650
St. Mary, Bishophill, Junior	13 R. 611..651
Parish of St. Saviour...	13 R. 613..653
Parish of St. Sampson..	12 R. 637..653

CHARITIES UNDER

THE CORPORATION	13 R. 608..655
Archbishop Holgate's Free School.....	12 R. 638..658
The Late William Haughton's Charities.....	12 R. 642..660
Countess of Conyng-ham's Charities	4 R. 439..662
The York Emanuel....	12 R. 675..663
Charities under the Company of Merchant Adventurers.....	12 R. 640..664

YEOVIL.

The Church Trust	4 R. 309..715	Portreeve's Almshouse..	4 R. 334..724
Woborne's Almshouses..	4 R. 317..717	Miscellaneous Charities	4 R. 336..727
The School	4 R. 325..721		

PARISH OF CROYDON.

Archbishop Tennison's School	13 R. 571..728	Smith's Charities	13 R. 574..733
Archbishop Laud's Charity.....	13 R. 570..729	The Hermitage Estate..	13 R. 580..735
Davy's Almshouse	13 R. 567..730	Bread Charities	13 R. 582..736
The Little Almshouse..	13 R. 567..730	Apthorp's Charity.....	13 R. 583..736
Whitgift's Hospital....	13 R. 569..731	Walter's Charity.....	13 R. 584..736
		The Church Tenements	13 R. 584..737

PARISH OF ST. BEES.

St. Bees School	3 R. 5 ..737	Netherwasdale.....	3 R. 23 ..742
Ennerdale and Kennyside.....	3 R. 22 ..741	Whitehaven.....	3 R. 24 ..742

HIGHGATE.

Free-Grammar-School..	2 R. 101..743	Girl's Charity-School..	2 R. 105..747
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TOWN OF BEDFORD.

The Bedford Charity..	6 R. 5 ..748	Charities under the Corporation.....	12 R. 5 ..755
Christie's Charities....	6 R. 22 ..751	Parish of St. John.....	12 R. 9 ..757
Charities of the Dissenting Congregation of the Old Meeting-house.....	6 R. 23 ..752	Parish of St. Mary....	12 R. 6 ..757
Leith's Charity.....	6 R. 30 ..754	Parish of St. Paul.....	12 R. 10 ..758
		Parish of St. Peter	12 R. 12 ..759

INTRODUCTION.

THERE is no subject in our domestic polity, on which so little authentic information has been communicated as **PUBLIC CHARITIES**.

For the elucidation of the national history, and even the topography of the country, almost every source of intelligence has been thrown open; but of the numerous charitable foundations, scattered in every district of the kingdom,—of the amount of their revenues,—the purposes for which they were intended, and those to which they are applied, no precise knowledge could be obtained. It was a sealed volume, into which the parties really interested were denied access, and of which those only whose business was to administer, not to consume, had the perusal and interpretation.

Like some other discoveries, it is more to accident than design that we are indebted for the first intimation of the state of charitable property, and for the opportunity now afforded for elucidating this obscure branch of public statistics. The first glimpse of light proceeded from the Education-Committee, in 1816: this Committee was appointed to inquire into the provisions for the education of the poor in the Metropolis; in the course of these inquiries, it was incidentally disclosed that many rich endowments, appropriated to the instruction and maintenance of the opulent, were, by the ordinances of the founders, designed for the benefit of the indigent classes. It was discovered that the property left for charitable uses—for the education, clothing, and subsistence of the **POOR**—was of immense amount; that the great mass of this property was in the hands of the Clergy, the Aristocracy, and Corporate Bodies; that much of it was consumed in political intrigue, or applied to purposes of mere per-

sonal indulgence and emolument ; and that, in very few instances were the funds so economically administered, the objects of the charity so numerous, and the benefits generally derived so extensive, as the benevolence of the donors intended, and the present ample amount of the revenues afforded the means to accomplish.

From this period public attention has been anxiously fixed on the state of Public Charities, but although a considerable time has elapsed, nothing has been published, to gratify the interest excited, by the disclosures of the Education-Committee. In consequence, however, of these disclosures, aided by the powerful efforts of Mr. Brougham, measures were adopted for more closely investigating the management of charitable donations. By the 58 Geo. III. c. 91, commissioners were appointed for the purpose ; the powers of this act were augmented by the 59 Geo. III. c. 81, and the provisions of both further continued, for four years, by the 4 Geo. IV. c. 58. Under the authority of these different acts, the inquiry, for the last six years, has been pursued ; the results have been annually reported to Parliament, and it is from them the facts and details of the present publication will be digested and arranged.

Something of this kind appeared necessary, to give practical utility to the labours of the Commissioners. Without a general knowledge of the abuses which exist, it cannot be expected the feeling and attention will be excited, which are essential to obtain an efficient and adequate remedy. From the parliamentary reports, alone, such knowledge can never be obtained. In condensing their results, we have endeavoured to bring the details, which refer to a particular district or subject, under a separate head or section,—to state shortly and clearly the principal facts relating to each endowment,—the name of the founder,—the nature and object of the charity,—the amount of the revenue, and the mode of its expenditure. At the conclusion, and sometimes at the commencement, such observations are introduced as appeared likely to be useful or elucidatory. For the facts, the Commissioners are alone responsible ; the observations are our own.

It would have been easy to expand the account of different charities from other sources ; but, as the value of the work must depend greatly on the accuracy of the details, we preferred confining ourselves to the statements of the Commissioners. At best, such matter would have been only apocryphal, whereas, the facts, as they now stand, rest on official authority : whatever notes and illus-

trations have been introduced have been separated from the context, under the head of "*Observations.*"

At the conclusion we shall give an alphabetical and classified index of the different charities; specifying, also, the volume and page of the report from which the account is abstracted. This will be useful for two purposes; it will afford the means of verifying our statements, by a reference to the original documents, as well as for turning to the Reports, by those who may desire more ample information than our limits would permit.

Nearly all charitable donations may be divided into two classes; those in *land* and those in *money*. The former are the most important; the value of land, in many cases, having risen ten and one hundred fold, and, consequently, our account of them is more copious; the latter, being fixed payments, are the same now as when first bequeathed, unless where arrears have accumulated, and the interest of them has been added to the original bequest. This division we have observed, when it was possible, in giving an account of the charities of a corporation, company, or parish.

The subject must shortly be one of intense public interest and legislative enactment; as a preparation for which, the present publication will form a seasonable and useful introduction.

But, independently of any public measures that may be adopted, the inquiry itself presents many points of interest and attraction. The Commissioners have had access to all the ancient documents, titles, charters, and grants, by which public charities were founded; they exhibit an interesting picture of ancient manners, feelings, and superstitions, and forming, as it does, the first and only authentic account of the foundation of ancient grammar-schools, colleges, almshouses, and hospitals, it is an invaluable and novel appendage to our domestic history. As a mere historical record, therefore, the work possesses high claims to attention, independent of the exposition it affords of an immense mass of property, in a singular state of abuse and perversion. Since the Reformation, nothing has appeared of analogous interest, and, in a period distinguished for research and intellectual activity, it is a matter of no small surprise that it has been so long neglected. It is true, till the present inquiry was instituted, there was no law empowering any one to investigate the management of charitable foundations, and the parties implicated therein had too obvious an interest in concealment to come forward with voluntary disclosures.

At first, the Commissioners were fourteen; by a subsequent act,

the number was increased to twenty, of whom ten, not in Parliament, receive salaries of £1000 each, and £8000 is yearly allowed for secretaries, messengers, and travelling expenses. They are divided into boards, each board, by examinations on the spot, investigating the charities of a particular parish, town, district, or corporation; and the labours of the whole have been generally comprised in two tolerably large annual volumes. Their powers extend to all estates, funds, and donations, of whatever kind, left for charitable uses: they may summons whoever they deem necessary to the ends of the inquiry, and demand the production of any deed, writing, or document. They may examine on oath, and are themselves sworn "faithfully, impartially, and truly," to execute the several powers of the acts by which they are created.

With certain exceptions, which I shall mention, these powers extend to all charitable endowments in England and Wales. 1. The Universities of Oxford and Cambridge; the Colleges of Westminster, Eton, and Winchester; the Schools of Harrow and Rugby; and the Corporation of the Trinity-House, are exempt. 2. All charities having special visitors, governors, or officers appointed by the founder; in the latter case, however, such charities must be specially reported to Parliament. 3. And, lastly, charities instituted for the benefit of Jews and Quakers, as well as those wholly or principally supported by voluntary subscriptions, are exempt.

As some of the most flagrant cases of abuse are known to exist under the first and second classes of exemption, it is to be hoped the jurisdiction of the Commissioners will be hereafter extended to their investigation. At all events, the reader will not have much cause for regret: enough, on a preceding occasion, had been disclosed to afford a tolerable insight into the nature of these foundations, and this information we shall condense in an Appendix, so as to complete the survey of all charitable endowments throughout the country.

Since the publication of Mr. Brougham's "Letter to Sir Samuel Romilly, on the Abuse of Public Charities," we have been enabled, from the last returns under the Property-Tax, to obtain more correct information on the annual value of charitable donations in England and Wales. It is on these returns the subjoined statement is founded.

REVENUE OF PUBLIC CHARITIES.

STATEMENT of the Annual Revenue derived from Public Charities in the several Counties of England, distinguishing the Amount of Rents and Profits of Messuages, Lands, Tenements, and Hereditaments; and the Amount of Dividends belonging to any Corporation or Society of Persons, or of any Trust for Charitable Purposes.

COUNTY.	Amount of Rents and Profits of Messuages, Lands, Tenements, and Hereditaments.			Amount of Dividends from Funded Property.			Total Annual Amount.		
	£	s.	d.	£	s.	d.	£	s.	d.
Bedford	9,308	4	8	804	0	8	10,112	5	4
Berks	9,307	18	0	2,620	19	5	11,928	17	5
Bockingham	6,472	6	9	1,007	1	7	7,479	8	4
Cambridge	4,405	18	8	1,012	0	10	5,417	19	6
Chester	3,012	9	8	1,275	16	9	4,288	6	5
Cornwall	346	0	6	400	18	0	746	18	6
Cumberland	1,211	7	10	582	7	1	1,793	14	11
Derby	5,657	11	9	718	1	4	6,375	13	1
Devon	7,096	11	4	4,577	10	6	11,674	1	10
Dorset	5,437	5	0	415	17	4	5,853	2	4
Durham	11,610	18	5	1,577	13	8	13,188	12	1
Essex	7,834	0	11	1,584	17	10	9,418	18	9
Gloucester	6,774	13	1	2,055	14	8	9,830	7	9
Hereford	3,372	12	3	3,409	19	1	6,782	11	4
Hertford	3,245	4	9	1,131	11	9	4,376	16	4
Huntingdon	1,204	18	3	209	4	4	1,414	2	7
Kent	73,031	12	10	130,408	5	11	203,439	18	9
Lancaster	19,053	4	5	2,998	13	5	22,051	19	10
Leicester	8,372	6	1	1,228	18	10	9,601	4	11
Lincoln	12,085	3	1	1,113	10	8	13,198	13	9
London (City of)	102,687	12	9	35,896	19	8	138,583	12	5
Middlesex	53,948	3	10	135,962	3	11	189,910	7	9
Westminster	11,112	9	4	4,919	5	0	16,031	14	4
Monmouth	689	13	0	39	0	0	728	13	0
Norfolk	13,274	2	10	3,217	7	6	16,491	10	4
Northampton	9,938	4	11	947	7	3	10,885	12	2
Northumberland	2,041	1	6	538	0	8	2,579	2	12
Nottingham	5,328	1	0	1,461	14	7	6,789	15	7
Oxford	4,028	13	6	3,726	18	6	7,755	11	0
Rutland	3,903	3	4	52	17	10	3,956	1	2
Salop	6,447	17	11	1,416	10	1	7,864	7	0
Somerset	14,012	10	11	9,291	1	11	23,303	12	10
Southampton	1,802	12	4	2,536	18	7	5,339	10	11
Stafford	7,620	5	1	2,468	18	5	10,089	3	6
Suffolk	13,614	18	0	1,381	16	2	14,996	14	2
Surry	59,790	10	0	6,274	14	9	66,065	4	9
Sussex	2,563	13	11	815	6	9	3,379	0	4
Warwick	19,642	1	6	1,607	7	2	21,249	8	8
Westmorland	1,792	11	7	215	15	5	2,008	7	0
Wills	6,038	8	9	2,364	2	1	8,402	10	10
Worcester	6,559	15	7	529	16	0	7,089	11	7
York	40,536	0	4	8,390	3	1	48,926	3	5
TOTAL	£588,213	0	2	£384,183	10	10	£972,396	11	0

Woolmen, Paviours, and Spectacle-makers. Two of these Companies have no charter.

The different Companies were all at first instituted for the benefit of trade. Exclusive privileges were granted to them that they might perfect themselves in their respective mysteries or occupations, that the public might be guarded against fraud and adulteration, and not suffer from the knavery or unskilfulness of workmen and traders. These duties have fallen into disuse: with the exception of the Apothecaries, Goldsmiths, and one or two more Companies, such surveillance is never exercised.

Indeed, as the Companies are now constituted, it is impossible such functions could be discharged; in many of them not a single member is of that trade which the name of the Company imports. This, I believe, is the case with the Mercers' Company, most of whom are merchants of the first class, bankers, and insurance-brokers. Like ancient bodies, generally, the duties have been suffered to expire, while the appropriation of the revenues, salaries, and fees have been carefully preserved or enormously augmented.

Nearly all the charitable funds in London are under the control and management of the City Companies. The annual value of these charities, even under the present system of administration, we have seen, amounts to £138,583 : 138 : 5. The property consists of manors and estates, messuages, tenements, church-livings, tithes of parishes, and of vast sums invested in the public funds. The objects for which this property was principally bequeathed were to feed, clothe, and educate the poor; to provide funds for apprenticing poor boys, for assisting young men commencing business with gratuitous loans, for erecting almshouses, and for relieving unfortunate debtors in confinement; in a word, for mitigating all the evils of life resulting from ignorance, age, penury, sickness, and misfortune.

The master, wardens, and assistants are the virtual disposers of this property; they have the letting of the lands and tenements; they contract for repairs, alterations, and improvements; they present to the livings, and receive the tithes and dividends. They also select the objects of the charity and interpret the will, deed, or letters patent by which it was created. The commonalty of the companies have no share in these functions; the power is engrossed by the parties mentioned, who elect themselves, forming a secret and perpetual conclave into which no one is admitted unless legitimately descended from the parent stock.

The **MERCERS' COMPANY** have the management of a considerable, but not the largest portion of charity-property in London. They usually rank the first among the twelve principal Companies, and the individuals composing it, from their wealth, influence, and politics, are considered the most potent in the City. It seems proper, therefore, to begin with the charities under the management of this Company, of which the Commissioners have furnished ample details, in the sixth volume of their reports. Some charities under the controul of the Company are detailed in the preceding volumes; these we have included, inserting the volume and page from which our account is abridged.

One fact occurs in the history of the Mercers' Company which it is proper to notice, in order to comprehend the situation of that division of the charitable funds under the denomination of "Money-Legacy-Charities."

From two petitions presented to the House of Commons, by the Company, in the years 1746 and 1747, it appears that, in the reign of Charles I. the Company had lent large sums to Government and the City of London, and that afterwards they had incurred large expenses, as joint devisees, with the City of London, of Sir. Thomas Gresham's estates, in rebuilding, upon ground purchased for the purpose, the Exchange, which formed part of the Gresham property, and which had been burnt down in the great fire, in 1666; for which purpose they had not only applied several large sums given them for

charitable purposes, but had incurred a considerable debt; that, with a view of replacing these sums and discharging their debt, they adopted a plan, suggested by the Rev. Dr. Asheton, for receiving subscriptions, for granting annuities, at the rate of 30 per cent. to the widows of clergymen and others, to commence after the death of the subscribers; but which plan, far from relieving, had so encreased their difficulties, that, in 1745, they found themselves indebted £100,000, and liable to the payment of annuities to the amount of £9,720 a year, with an income of little more than £4,000.

Upon application to Parliament, by the above-mentioned petitions, assistance was afforded them, by empowering them to let their trust-estates, on building and repairing leases, to issue bonds, payable by a lottery, drawn in their hall, and by a grant of £3,000 a year, for thirty-five years, out of the duty on coals imported into the port of London.

These aids were insufficient to restore the finances of the Company, and for some years prior to 1763 they were compelled to suspend the payment of their Money-Legacies, when the statute 4th George III. passed, allowing them to apply the £3,000, granted by the 31st George II., to liquidate the arrears which had accumulated.

In 1768 the Company adopted the resolution of investing in Old South Sea Annuities the arrears of the Money-Legacies unpaid, and which had accumulated in the preceding eighteen years; the dividends of the arrears so invested have been since added to the annual payments, on the several Money-Legacy-Charities. This occasions an augmentation of the present amount above the original grant, as will be remarked in several instances that follow.

Mercers' Company.

LANDED CHARITIES.

ST. PAUL'S SCHOOL.

THIS School, situated in London, was founded by Dr. John Colet, dean of St. Paul's, in the beginning of the reign of Henry VIII.

From an ancient book, in the possession of the Mercers' Company, entitled "Evidences of Dean Colet's Lands," containing copies of the title-deeds and documents, relative to the property with which Dean Colet endowed the School, and to which book is prefixed a preface purporting to be written by himself, it appears that the building of the School, at the east-end of St. Paul's Church Yard, was begun in 1508, and finished in 1512; that, in 1511, the Dean applied to the Crown for license to convey lands, in Buckinghamshire, consisting of divers ma-

nors, messuages, and rents, in trust, to the wardens and commonalty of the Company, for the support of the said School, for the instructing of boys, "in good manners and literature," and for maintaining one master and one or two ushers, according to the ordinances of the Dean, hereafter to be made.

The lands conveyed by this grant, consisted of 1965 acres, of arable, pasture, and meadow land, and thirty acres of wood-land; and the annual rent then derived from the land was £55 : 14 : 10½. This may be considered as the original endowment of the School, and constituted, for several years, its only revenue.

Subsequent benefactions, by Dean Colet, were added to the foundation.

First, he gave seventeen cottages and seventy-five acres of land, situate in the manor of

Stepney; six of these cottages, with gardens, being in the north-side of Aldgate-street.

Secondly, by deed, A.D. 1517, he granted the manor of Barton, in Cambridgeshire, with other lands in the same county; also, the messuages and premises in the town of Colchester, in Essex, with 108 acres of land, the moor, marsh, and fishing wears; also the lands, tenements, and fisheries formerly belonging to Thomas Cooke, knight.

Thirdly, by will, dated 10th June, 1515, he granted for his School, 1. A messuage and shop, in Soper's Lane, in the parish of St. Pancras, and two tenements in the parishes of St. Mary Colechurch and St. Mary at Bow. 2. Two messuages, in the parish of St. Magnus, in the ward of Bridge. 3. The grammar-school and appurtenances, built by him. 4. His grammar-house, lately called Poule's house, and four shops under it. 5. Two messuages, in the Old Change, London. 6. And, lastly, six tenements, in the parish of St. George, Pudding-lane, in the ward of Billingsgate.

The Company came into the entire possession of the Dean's property, in 1524, five years after his death, at which time it produced an income of £122 : 0 : 11.

PRESENT STATE OF THE PROPERTY.

IN attempting to identify the estates, now constituting the School property, the Commissioners encountered considerable difficulty. The names of some of the places therein enumerated are lost, and other names are now found of places comprising part of the School property, which do

not appear in the original grants. The extent, also, of the different premises in the possession of the Company, falls far short of the total number of acres specified in the original conveyances; while the quantity of land, in some places, exceeds the original amount. It appears, on the whole, that land, in England, in Dean Colet's day, was valued and estimated on the liberal scale it is at this time in the less cultivated parts of North America; and the Commissioners found that in the original grants, the different parcels of land were generally stated in round numbers, of 200, 100, or 60 acres.

Without, therefore, following the Commissioners through a detailed account of the present state of the school-property, it may be sufficient to mention that the annual income, now derived from the estates, is £5,252 : 2 : 11½.

In addition to this munificent revenue, from the endowment of Dean Colet, the School enjoys a valuable benefaction for the establishment of exhibitions at the university of Cambridge, under the will of viscount Campden, who devised for this purpose a moiety of the tithes of several parishes, in Northumberland. The net average receipt from this source, together with interest on savings, is £1,000 : 4 : 8, making the total revenue of St. Paul's School £6,252 : 7 : 7½.

In 1804, it appeared from the accidental discovery of an old cash-book, and some other investigations, to which this circumstance gave rise, that the Company was indebted to the School-estate, to the amount of £34,637 : 15. This debt had been incurred by the appropriation of

the surplus revenue of the School to those imprudent speculations, in loans and annuities, which have been already explained, and by which the Company lost immense sums. With the debt, so discovered, the Company charged themselves, and it is now in course of liquidation, by an annual payment of £1,000. £16,000 have already been invested in the public funds, leaving still to be discharged a balance of £18,637 : 15.

APPLICATION.

By the statutes of the School, drawn up by the founder, it is directed that there shall be taught in the School children of all nations and countries indifferently, to the number of 153; that, at the time of their admission, they shall be able to say their catechism, and to read and write competently, and that they shall be taught good literature, both Latin and Greek. No mode of admission is prescribed, nor is any thing said of the class of persons, whether rich or poor, from whom the scholars are to be selected. There are grounds of inference that the founder contemplated both. On the one hand, it is provided the children shall not use tallow candles in the School, but only wax candles, at the cost of their friends, which seems little compatible with the circumstances of poor children. On the other hand, it is directed, that each child, on admission, shall pay, once for ever, fourpence for entering his name, which sums the *poor scholar* shall have that sweeps the School; and other offices are directed to be done by a *poor child* of the School. The mode of education is the same as that of

other grammar-schools expressed to be for poor children.

The high-master is to be chosen by the Mercers' Company; he is to be a man "hoole in bodie" and "lerved in good and cleane Latin literature, and also in Greke," to have his lodgings free, in the School-house, and to receive, for his wages, a mark a week, and a livery-gown of four nobles, "delivered in clothe;" the sur-master to be appointed by the high-master, and approved by the Company, and to receive for his wages 6s. 8d. a week, with a livery-gown of four nobles; the chaplain is to have, for wages, £8 a year, and a livery-gown of 23s. 8d.

The Company have full power to add to or diminish the statutes of the founder.

The management of the School-estate, and of the immediate concerns of the School, is vested in two officers, elected every year, from the members of the Company, called the surveyor-accountant and the assistant-surveyor. The master of the Company for the year is uniformly appointed surveyor-accountant, and the master of the Company next in succession to the master-ship assistant-surveyor.

The number of scholars continues limited to 153. New scholars, as vacancies occur, are appointed by the surveyor-accountant for the year. On their admission they pay a shilling to the porter, which is the only charge they are put to, except for books and wax tapers; but the last, from the hours of attendance, are rarely required.

The education is entirely classical, similar in system to that of other large public schools. Once in the year there is a ge-

neral examination of the scholars, called the "*Apposition*," which lasts three or four days; after which rewards are given, and the distribution of exhibitions to the university determined.

In addition to the nine Campden exhibitions, of £100 each, the Company have appropriated £450 of the revenues of the School, to the establishment of nine other exhibitions, of £50 each, which latter are open to any college in either university.

The education in the School is now carried on by four masters

—the high-master, sur-master, usher, and the assistant-master. The salary of the high-master is £600; the sur-master £300; the usher £220; the assistant £200; with sundry gratuities and allowances, for house-rent, gown, &c.; making the total amount of the salaries and emoluments of the masters £1,513 : 13 : 4 per annum.

Among other items of expenditure in the School, during the past year, the following are the most remarkable:

Pension to the late high-master, Dr. Roberts..	£1000	0	0
Salaries and gratuities to the Clerk of the Company £121, Accountant £40, Beadle £20 ..	181	0	0
Exhibitions.....	425	0	0
Courts and Committees.....	287	14	0
Apposition-Dinner.....	229	9	0
Law-Agency	129	19	8
Examiners at the Apposition.....	52	10	0
Senior Scholar (present on going to College)..	31	10	0
Present to Scholar distinguished at the University.....	25	0	0

The remaining expenses make the total disbursements of the year £6,207 : 3 : 0½.

The large pension to the late high-master is ascribed to his long services, and as a compensation for house-rent, with the privilege he enjoyed of taking boarders from among the scholars.

The payment to "Courts and Committees" is thus explained: when the court of assistants of the Mercers' Company, or committees appointed by that court, are summoned, it is customary, in order to secure a sufficient number for the despatch of business, to pay a sum of money to each member who attends. This custom prevails for courts and committees summoned for the especial business of St. Paul's School. In the latter case, the sum paid to each member is one

guinea; in other cases, the sum paid out of the Company's fund is larger.

The sum of £229 : 9, expended at the "*Apposition Dinner*," is certainly not compatible with the economical provisions of the founder, who, by a clause in the statutes, directs that, on the day appointed for the audit of the accounts, there "*shall be an assembly and a LITTELL DINNER ordeyned by the surveyors, not exceeding the pryce of FOWER NOBLES!*"

The Commissioners think that the celebrity of the School is maintained, and its utility promoted by the examinations, recitations, and other ceremonies, which take place at the annual festival. They, however, cannot conclude without remarking, "that there is in the general management of the funds of the

School a character of liberality, into which the members have been naturally led, by finding themselves possessed of resources more than adequate to the strict maintenance of the limited establishment appointed by the founder.* A striking instance of this disposition to swell the expenditure to the limits of the income is then given. There are charges at different periods, the last of which was in 1818, and amounted to £222 : 8 for gold, to be employed in the fabrication of MEDALS, one of which is annually given to the accountant-surveyor, on his going out of office: the value of each medal is now about £20.

OBSERVATIONS.

Without observing exactly the smooth and silvery tones of the Commissioners, it is abundantly clear, there is great absurdity and profusion in the management of St. Paul's School, and which are wholly inconsistent with the economical and useful purposes intended by the founder. It is now admitted, the charity was intended for all who could avail themselves of it, whether rich or poor; why then should the benefits of this wealthy foundation, situated in the centre of the metropolis, be limited to the precise number of 153 scholars. The Company are invested with full authority to modify the statutes of the School, as the changes of the times may require. When the number 153 was fixed the income of the foundation was not one-fiftieth part of its present amount. That number was adopted by Dean Colet, because it equalled the number of *seats* in the old School of St. Paul's, and the number of *seats* was fixed because it answered to the number of fish taken by St. Peter, mentioned John, xxi. v. 11.* Such is the derivation of the statutable number.

But if the Company are scrupulous about violating the ordinances of the founder, it is strange they have already violated so many. The Dean ordained that, every morning, the children should be at the School by seven o'clock; that, thrice every day, prostrate, they should say their prayers; that, at Childermas-day they should "come to Paule's Church and heare the *Childe Bishop's* sermon, and after be at the *high-mass*." Are these things observed?

The statutes of St. Paul's School are venerated in the same way, we suspect, as those of the colleges of Eton and Winchester; just as much of them is observed as suits the interest of those having the management, the rest is given to the winds. On this principle the high-master's salary of a mark a week is interpreted to mean £613 per annum, besides gratuities; and the surmaster's salary of 6s. 8d. a week £300 per annum. From what part of the ordinances the annual gold medal to the accountant-surveyor or the medical fee of one guinea for attendance on committees is derived we have not been able to discover.

From the evidence of the present high-master, Dr. Sleath, (3d Report of the Education Committee, 1816, p. 176,) it appears the children mostly belong to the clergy, the professional gentlemen, and medical men in the neighbourhood, and to gentlemen in Doctors' Commons. It has been suggested, the instruction of the School should embrace reading, writing, and mathematics, but this plan has not yet been adopted. There certainly appears no just reason why the education of the School should be limited to the acquirement of Latin and Greek. Dean Colet contemplated no such restriction when he said, "*desiring nothyng more thanne EDUCATION and bringing uppe children in good manners and literature.*" Without deviating from the literal expression, education might be interpreted to include many other branches of knowledge beside an acquaintance with the learned languages.

* Knight's Life of Dean Colet, published 1724, page 361.

The profusion in the expenditure of the School seems wholly indefensible. There can be no doubt but the same number of boys might be taught Latin and Greek at a much less sum than is now paid in pension to the late high-master; but it is mostly thus in foundations under the management of corporate bodies; no efforts to economize or to multiply the objects of the charity. If there be a surplus revenue it is sure to be exhausted in the expenses of committees, law-agency, and surveyors' charges; in extra repairs and improvements; in ostentatious buildings; in luxurious feasting for the parties and their friends; and in pensions and gratuities. There is never too much—generally too little, and the charity in debt.

WHITTINGTON'S ALMSHOUSE.

In 1521, Sir Richard Whittington bequeathed his house, in the parish of St. Michael Paternoster Church Royal, London, and all his lands and tenements, in several parishes in London, for works of charity.

Pursuant to this will, his executor founded an Almshouse, for thirteen poor persons, ordaining the Lord-Mayor of London and his successors perpetual overseers of the charity, and the Mercers' Company conservators.

The Almshouse thus founded, and which is called Whittington's Almshouse, (or, in some of the old documents, Whittington's College,) adjoins the church of St. Michael Paternoster. It is possessed of considerable property, which is under the management of the Mercers' Company; but the will of the founder appointing the Lord-Mayor of London, for the time being, *special visitor*, the Commissioners were precluded from examining into its amount and application.

OBSERVATION.

Although the Lord-Mayor is visitor of the charity, the report informs us that such visitatorial power has never been exercised. The same cause of special visitation precluded the Commissioners from inquiring into the benefactions of William Elkeyn, in 1597; Edward Barkley, in 1601; Samuel Goldsmith, in 1647; also of Sir John Allen, Humphrey Baskerfield, and Richard Barnes; all of whom devised property to the almspeople of Whittington College.

DAUNTSEY CHARITIES.

I. COAL-CHARITY.

In 1542, Alderman William Dauntsey left to the Company £200, to be lent to four young men of the Company, £50 each, for seven years; for the loan of which they were to give one load of coals; whereof two loads were to be given to poor householders and poor people in the parish of St. Lawrence Jewry, and two loads to poor householders or poor people of the parish of St. Antholin's, Budge-row.

In satisfaction of this benefaction £26 : 10 is given in coals to the united parishes of St. Lawrence Jewry and St. Mary Magdalen, and an equal sum in money is paid to the parish officers of St. Antholin's, who manage the application of it.

These payments constitute a low rate of interest on the capital bequeathed, and are certainly inadequate to the value of the coal required to be provided; but they appear to be calculated on the price of coal at the time of the bequest.

II. SCHOOL AND ALMSHOUSE, WEST LAVINGTON, WILTS.

Alderman Dauntsey further directed, by will, dated 10th March, 1542, that his executors should purchase the vacant ground of the parish church of Allhallows, in Wiltshire, or land in West Lavington; that they should cause a house, called a church-house, a school-house, and eight chambers, to be built thereon; that the school should continue for ever, for children, to be taught at all convenient times; that one of the eight chambers should be for the schoolmaster, five should be for the habitations of five "poor aged and impotent men," and the remaining two chambers for two "honest aged poor women," to be called the beadmen and beadwomen of West Lavington.

The Alderman's brother, Ambrose Dauntsey, and his heirs were willed to appoint the schoolmaster, with a yearly stipend of £10; also, the five poor men, and two poor women of West Lavington, or if there should be not such poor persons in that parish, then to name others in the parishes of East Lavington, Little Cheverell, Tottern, Imber, Tibside, and of the Vise, to inhabit the said chambers. In failure of such appointments, by Ambrose Dauntsey or his heirs, within twenty days after a vacancy, the appointments to be in the vicar of West Lavington or his sufficient deputy.

For the execution of this will Alderman Dauntsey bequeathed to the Company all his messuages, lands, and tenements, in the City of London, (except the messuage he inhabited), conditioning they should pay the schoolmaster his £10 quarterly, and to the beadmen and beadwomen 10s. 10d. each, quarterly; with a proviso, in case of improper appointments, by his brother Ambrose or his heirs, the Company might displace the schoolmaster or poor persons, substituting others in their places.

By indenture, dated 20th October, 1553, it appears the executors of the Alderman purchased the vacant site, in West Lavington, above mentioned, built thereon a school-house and eight chambers; that his brother Ambrose named the schoolmaster, to teach grammar, and the seven poor persons; and that the Company entered into the messuages, lands, and tenements devised to them by the Alderman.

The deed covenants, among other things, that the Company shall uphold and repair, at their own cost, the school-house, church-house, chambers, and other buildings annexed.

It appears, from the books of the Company, when the property first came into their hands, in 1553, it consisted of the following premises, producing the annexed rents:—

Houses in Gracechurch-street	£18	0	8
Ditto in St. Peter's Yard, Church-alley ..	2	16	4
Ditto in Offele-alley	9	17	4
Ditto in St. Antholin's parish.....	10	3	4
Ditto in St. Thomas Apostle	6	10	8

£47 8 4

The premises now possessed by the Company, under this devise, are the following; four houses, Nos. 3, 4, 5, and 6, in Gracechurch-street; five houses in Corbet-court, Nos. 1, 3, 4, and 5, and another, not numbered, occupied by William Rawson; a house, the sign of the Wool Pack, (not "Wheat Sheaf," as stated in the Report,) in St. Peter's Alley, Cornhill; part of a house in Queen-street, Cheap-side, the corner of Watling-street, occupied by George Miller, the remainder of which belongs to Christ's Hospital; two houses, Nos. 42 and 43, in Watling-street; and three, Nos. 19, 20, and 21, and five others, not numbered, on lease to John Walters, in Maidenhead-court, in the parish of Little St. Thomas Apostle.

The rents received for these twenty-one houses, amounts to £1,060 per annum.

In consequence of a suit instituted, against the Company, by Sir John Danvers, in right of his wife, the heiress of the Dauntseys, it was ordered, by a decree of the court of Chancery, that the Company, in future, should pay for the schoolmaster and almspeople £60 per annum; stipulating, however, that the Company should not be called upon, by the plaintiff or his heirs, for any further advancement, whatever might be the future improvement of the charity-estate.

The payment of £60 a year continued till 1801, when gratuities were added by the Company of £30 to the master, and £45 to the almspeople; in 1803, at which time the rental had increased to £600, these gratuities were increased and made permanent additions of £70 a year to the schoolmaster's salary and £91

a year to the allowances to the almspeople, making the whole annual payment to the charity £221.

In 1810, the almshouses were rebuilt and the school repaired, at the cost of £1,196 : 9 : 3; and, in 1813, some additions were made to the buildings, amounting to £217 : 12. The charges for rebuilding, repairs, and incidental expenses, for eighteen years, from 1803, amounted, on the average, to £90 : 5 per annum. The buildings now consist of the almshouse, containing a sitting-room, bed-chamber, and buttery for each of the seven inhabitants; and one common apartment for brewing, baking, and washing; and of a school-room and apartments for the master, separate from the almshouse.

The school is free to all boys of the parish of West Lavington, who are received into it upon application to the master, without special appointment. There are at present thirty-four free scholars; they are taught the church catechism, reading, writing, arithmetic, and grammar. If scholars attend from other parishes they pay for their education. The master is a clergyman.

The almspeople are selected from the poor of West Lavington, which parish is always able to furnish a sufficient number.

The right of appointing the schoolmaster and almspeople has been long exercised by the family of the Duke of Marlborough, as lords of the manor, and owners of the manor-house and estate, formerly belonging to the Dauntseys, and which are now the property of Lord Churchill. It does not appear upon what ground the right of nomination is considered annexed to that

property. No such provision is found in the registry of the will, at Doctors' Commons, where the nomination, as above stated, appears to be given to Ambrose Dauntsey and his heirs.

OBSERVATION.

The surplus funds of this charity, appropriated by the Mercers' Company, must be considerable. The annual rental being £1,060, and the payment to the charity only £221: there is a yearly accumulating fund of £839. In 1803 the rental amounted to £600; as this was annually augmenting we may take the average, for the last eighteen years, at £830, during which the annual expenditure for maintaining the charity, for rebuilding the almshouses, repairs, &c. was only £311:5; so that the yearly saving was £518:15; amounting, in eighteen years, to £9,337:10.

What the saving amounted to, including interest, in the century and a half prior to 1803, I forbear to estimate; it must have been very great, and I hope the Company can give a good account of its application. I hope that the funds of this charity, like many others, will be found not to have been consumed in objects foreign to the intentions of the donors; that they have not been wasted in sumptuous Pitt dinners, in ostentatious entertainments to the members of the Holy Alliance, nor in magnificent embellishments of their halls, making them more like palaces than buildings appropriated to the occasional meetings of industrious tradesmen.

At present the objects of the charity might be extended without deviating materially from the will of the testator. He directed that, in case of a lack of poor people in West Lavington, the number might be made up from the parishes of East Lavington, Little Cheverell, &c. Why not extend the benefits of the School to these parishes? but even this would not consume the ample surplus revenue. Like all landed bequests the revenue of the Dauntsey charity has augmented so greatly beyond the expenditure, that nothing short of an act of the legislature would sufficiently extend the objects of its application, so as beneficially to consume the present income.

LADY JOAN BRADBURY'S
CHARITY.

In the reign of Henry VIII. the Company were empowered, by letters patent, to receive lands, to the value of £20 a year, from Dame Joan Bradbury; and, in pursuance of which the Bishop of Norwich granted to the Company twenty-nine acres of land, in the parish of Mary-le-bone; twenty acres of land, forty acres of meadow, and sixty acres of pasture, in the city of Westminster, and in the parishes of St. Giles and St. Martin in the Fields, to the annual value of £13:6:8, in part of the said £20 a year, granted by Lady Bradbury, for the maintenance of certain *superstitious uses*, in the church of St. Stephen's, Coleman-street: the Company are, also, to pay 30s. a year, in *coals*, among the

poor householders and inhabitants of the said parish, within ten days next before or after Christmas.

In what manner this property was dealt with after the suppression of the *superstitious uses* charged upon it, is involved in obscurity, and the Commissioners, in their Report, say, "it does not seem material, on the present occasion, to be ascertained." There remains of it, in the Company's possession, about eight acres and a half, forming the north of Long-Acre and the adjacent street.

The 30s. a year, which there appears no reason to consider in any other light than as a fixed charge upon the property, is not distributed in *coals*, but is paid by the Company, to the parish officers of St. Stephen's, Cole-

man-street, and is carried by them to the general poor account. No reason is assigned for this conversion of the charity, nor its application to a diminution of the poor assessment of the parish.

ROBERT CHERTSEY'S GIFT.

Robert Chertsey, citizen and mercer, left, in 1555, all his mes-

suages, tenements, and houses, in the parish of St. James, Garlick-hithe, in London, after the death of his wife, to the Company, on condition they should, weekly, for ever, give to three poor householders, being free of the Company, to each 7*d*. Sevenpence is weekly paid to each of three poor widows of freemen of the Company.

OBSERVATION.

The present value of the Chertsey estate must be considerable; but the Commissioners have failed to give more particulars than those stated. The Company has adhered strictly to the *letter* of the testament, neither increasing the number of charitable objects nor the weekly pittance they receive, notwithstanding any change in the value of the property.

LADY GRESHAM'S GIFT.

By deed, dated 30th September, 1560, Dame Isabell Gresham, widow of Sir Richard Gresham, provided that, after her death, a messuage, in Milk-street, in which she then dwelt, and five other tenements, whereof four were in the parish of St. Lawrence, and one in the parish of St. Nicholas, Wood-street, should be left, in trust, to the Mercers' Company; conditioning that they should distribute the rents of the estate as follows: namely, that they should, yearly, between the 1st and 20th of December, pay £9 : 10 to poor householders of the parishes of St. Lawrence, Jewry; St. Mary, Aldermanbury; and St. Leonard, Foster-lane, 1*s*. 6*d*. to each householder, or, in coals, one sack or more, so far as the £9 : 10 might extend, allowing the renter-warden to retain 6*s*. 8*d*. for his trouble, and the clerk of the Company, 3*s*. 4*d*. out of the £9 : 10.

From the book kept by the renter-warden it appears the rents of these premises were first received, by the Company, in 1566, and amounted to

£14 : 1 : 3 out of which the charitable proportions assigned by the donor were paid.

The premises, at the present time, consist of three houses in Milk-street, and six houses in Lad-lane. The rents have progressively increased. From 1566 to 1600, their amount continued the same. In 1601 they were raised from £14 : 1 : 3 to £18 : in

1667 to	£	23	10
1743 to		195	0
1763 to		221	0
1773 to		251	10
1783 to		283	15
1793 to		313	0
1803 to		322	10
1810 to		430	0
1815 to		810	0
1819 to		902	0

During the whole of this time the annual payments of £3 to each of the three parishes, and of 6*s*. 8*d*. and 3*s*. 4*d*. to the renter-warden and clerk, have continued the same: the residue of the rents being carried to the general fund of the Company.

It appears, therefore, to have been always considered by the Company these valuable premises were given to them by Lady Gresham, subject only to

a fixed charge of £9 : 10, "although it is probable," add the Commissioners, "that, if she could have contemplated the great increase that has taken place in the value of her property, some provision would have been made by her for the extension of these charities, which were the principal object of her gift."—*Fourth Report*, p. 117.

SIR THOMAS GRESHAM.

Sir Thomas Gresham, 1575, left one moiety of his buildings, in London, called the Royal Exchange, and premises adjoining, to the mayor, commonalty, and citizens of London; conditioning, *first*, that they should choose four persons to read lectures on divinity, astronomy, music, and geometry, paying to each reader £50; *secondly*, that they should pay £53 : 6 : 8 unto eight almsfolk, whom they should appoint to inhabit his eight almshouses, in the parish of St. Peter-le-Poor; *thirdly*, that they should pay £50 for the relief of poor persons in the prisons of Newgate, Ludgate, the King's Bench, the Marshalsea, and Wood-street-compter.

The other moiety of his premises Sir Thomas left to the Mercers' Company; conditioning, *first*, that they should choose three persons to read lectures on law, physic, and rhetoric, paying to each reader £50; *secondly*, that they should, yearly, spend £100 in four dinners, for the *whole company*, in Mercers' Hall, on their quarter days, £25 each dinner; *thirdly*, that they should, yearly, pay to each of the five hospitals of Christ, St. Bartholomew, Bethlem, the hospital for the poor in Southwark, and the Poultry-compter, £10.

The eight almshouses Sir Thomas gave to the City of London; and his mansion-house, with garden, stables, and out-buildings, in the parish of St. Helen's, Bishopsgate, he gave to the City and Mercers' Company, jointly, for the use of the lecturers "to inhabit, study, and daily to read their several lectures." His will was, that no married man should be chosen a lecturer, nor continue on the foundation after he became married.

The City and Company came into possession of the Gresham property, in 1596, after the death of Lady Gresham. From that time it appears the trusts of the will were regularly performed: the seven lecturers were established in the mansion-house, in St. Helen's, which assumed the title of Gresham-College, and continued to deliver their lectures there, till the year 1768, when an act of parliament passed, whereby Gresham-College was annexed to the Crown, for the purpose of erecting an excise-office on the site; and an annuity of £500, payable out of the revenue of the excise, was granted to the City of London, and the Mercers' Company, in satisfaction of the premises; and it was enacted, that £50 a-year should be paid to each lecturer, in lieu of their apartments in the college, and that proper places should be provided for reading the lectures and the almspeople of the college. It was also enacted, that the lecturers should be allowed to marry.

Apartment have accordingly been appointed for reading the lectures over the south entrance of the Royal Exchange, consisting of a lecture-room and library, and an almshouse, contain-

ing eight dwelling rooms, has been erected, by the City, in White-cross-street, for the habitation of the almsfolk.

The Royal Exchange, and the adjacent buildings, were burnt down in the great fire, in 1666,

and were afterwards rebuilt on an enlarged scale, at the joint charge of the City and the Company, and at an expense of £58,962 for the building, and £7017 : 11 for the purchase of the additional ground.

The gross rental of this property is now	£5,580
Which, added to the annuity from the Excise.....	500

Makes the total income from the Gresham estate£6,080

This is equally divided between the Corporation and the Company, making the produce of the Company's moiety, £3,040.

The general concerns of the charity are under the superintendence of a committee, called the Grand Gresham Committee; consisting of the lord-mayor, three aldermen, and eight common-councilmen on the part of the City; the master, three wardens, and eight senior members of the Mercers' Company on the part of Company; the former branch of the committee being appointed by the court of Common Council, the latter by the general court of the Company. The property is under the management of a sub-committee, appointed annually by the joint grand committee, to whose approval all their measures are subject. These committees hold their meetings in Mercers' Hall.

Of the seven lecturers, or, as they are usually termed, pro-

fessors, those in divinity, astronomy, music, and geometry, are appointed by the grand committee on the City side; those in physic, civil law, and rhetoric, by the grand committee on the Mercers' side. Each receives £100 a-year, being £50 under the original endowment, and £50 under the act of 1768, in lieu of apartments. Lectures are delivered daily, in *term-time*, in the apartments over the Royal Exchange. Each of the six professors, beside the professor of music, lectures one day in the week, at twelve o'clock, in Latin, and at one o'clock, in English; and the music lecture is given, in addition, on Wednesdays, at two o'clock.

The payments now annually made out of the respective moieties of the Gresham estate are, by the City, £773 : 4; by the Mercers' Company, £340, making a total of £1113 : 4. Of this sum the lecturers alone receive £700.

OBSERVATION.

So far we have adhered closely to the facts stated by the Commissioners, and from which it might be inferred all was right in the management of the Gresham property, and there was no room for reform or improvement; we, however, can speak from a little experience of our own on that part of the subject which refers to the Gresham lectures.

About a twelvemonth since we were seized with a strong desire to hear a Gresham lecture; we had read of such things, but could never meet with one who could say he had actually heard such a discourse delivered. We attended at the appointed time and place. There were signs and finger-posts in abundance to guide the student in his way to the College, but, unfortunately, when we got to the top of the stairs our progress was arrested, the door being closed, and no appearance of any lecture that day. We repeated

our visits and always with the same result. At length we ventured to inquire, of one of the Change-keepers, why the lectures were not delivered, as directed by Sir Thomas Gresham, and advertized by the Gresham Committee. He replied, no one ever attended to hear them, but it did sometimes happen the lecture-room was open and a discourse read there. This encouraged us to persevere, and on one occasion we were fortunate enough to detect a person peeping outside the door, when we immediately secured a lodgement in the interior. The lecture-room is well enough contrived for a small audience, but, like modern courts of justice, does not appear intended to encourage a numerous assemblage.

Shortly after the professor entered. The subject of the day was geometry, but not a particle of geometry did it contain. It related chiefly to the nature and properties of FIRE, and among other things we were told (for there were six persons, of both sexes, present) that fire was one of the four elements out of which all things were made and begotten. This we thought strange geometry; it might be geometry in Sir Thomas Gresham's time, but it certainly was not the sort of science understood by that term at the present day.

The truth seems to be, the professors have fairly read away their hearers, they have been standing still while all around them have been advancing. Like many others, similarly situated, their salaries were secure, and they did not feel obliged to court popular favour by keeping pace with the taste and improvement of the age. We suspect that the lectures, which are occasionally read there, are read from some ancient MSS. which, after escaping the great fire and other casualties, slumber in the archives of Gresham-college, and to which each lecturer regularly succeeds along with his professorship.

This, however, is not exactly as it should be, and it seemed to merit the more especial attention of the Commissioners; £700 a-year is too much to be thrown away in the occasional utterance of such nonsense as we have described. As it is, the seven professorships are mere sinecures, as gross as any that can be found in Church or State.

One means of renovating this well-meant endowment would be by giving greater publicity to the discourses delivered. The lectures are appointed to be read to the public, gratis; and we think if any of the public journals would depute part of their establishment to report the lectures, the subject-matter of them is such that, considering it is put forth in the centre of an enlightened metropolis, it would attract such attention as would ultimately lead to a salutary change and amendment.

TRINITY HOSPITAL, GREENWICH.

This charity was founded and incorporated in 1615, pursuant to the will of Henry, Earl of Northampton, and consists of a warden and twenty poor men, to be nominated, and, upon reasonable cause, removed by the Mercers' Company. By the will of the founder, twelve of the poor men are to be chosen out of Greenwich, and the remaining eight out of Shotesham, in Norfolk, where the Earl was born. Certain lands were devised for the maintenance of the foundation, and the Company super-

intend the management of the property, regulating the allowance to the almspeople and officers, but no part of the income passes through their hands. Twelve of the Company, of whom the two senior wardens and six assistants form always eight, are made *visitors* of the hospital, which they are required every year, on the Monday next after Trinity Monday, to inspect and regulate.

Under these circumstances the Commissioners deemed the Mercers' Company special visitors of Trinity Hospital, consequently they were precluded

from inquiring into the management of the charity by the limitations of the act of parliament from which their powers are derived.

SIR THOMAS BENNETT'S CHARITY, A.D. 1616.

This is a devise by Sir Thomas Bennett, alderman and citizen of London, of the rectory and church of Kirton, in the county of Lincoln, and the advowson and right of patronage of the vicarage of Kirton, formerly belonging to the monastery of Buckland, Somersetshire, and of all messua-

ges, lands, and titles belonging thereto.

The rent reserved upon a lease of these premises for forty-one years, dated 12th July, 14 James I. is £150. The wardens and eighteen freemen of the Mercers' Company are appointed trustees, with power to the survivors to make a conveyance of the property to twenty others, when their number is reduced to eight.

The uses for which the trust was created were to dispose, yearly, of the produce of the property, as follows:—

To the king, for the fee-farm, reserved by letters patent.....	£29	0
To the receiver, for two half-yearly acquittances	0	1
To fifteen of the "most poor and aged sort of men and women" of 'the borough of Wallingford	20	0
To four poor brethren of the Mercers' Company.....	20	0
For redeeming twelve or more poor debtors yearly, in the two Compters and Ludgate; such as might be redeemed for 40s. or under	24	0
For "clothing with hose, shoes, and shirts, and such like, poor and naked men, women, and children, wandering in the streets of London, and that have no dwelling"	14	0
▲ For the relief of poor children in Christ's Hospital	20	0
For the charge for a dinner for the wardens, assistants, and livery of the Company, in their hall, on St. Andrew's Day	20	0
To the wardens for their trouble	1	0
To the clerk ditto.....	1	0
To the beadle ditto.....	0	10
		<hr/>
		£149 11

How the residue of the £150 is to be applied, is not specified in the deed.

In the year 1772, an act passed for enclosing the waste land in the parish of Kirton; and the commissioners under the act granted to the Mercers' Company, in lieu of tithes and ecclesiastical dues belonging to them, allotments of land, amounting to upwards of 593 acres. The estate was leased to William Watson, who continued in possession till his death; after which, his son, who had become entitled to the lease, finding himself unable to

carry on the farm, agreed with the Company to surrender the lease, on having an annuity secured to him of £400 for the remainder of the term. This agreement was carried into effect, and a new lease granted to Samuel Everard, the present tenant, for twenty-one years and a half, from Lady-day, 1816, at the rent of a pepper-corn for the first half year, and of £1,000 per annum, for the remaining twenty-one years. These terms were fixed in consideration of the tenant expending £700 in repairing and improving the premises.

The payments specified in Alderman Bennett's will, and mentioned above, are in form duly made; but the following particulars are to be noticed.

The sum allotted to the discharge of poor debtors has been frequently unapplied; and the arrears vested in the funds, producing, in 1818, an annual dividend of £24. At the last audit, 11th October, 1820, the balance in hand amounted to £149:11:11. The keeper of the prison in Whitecross-street is every year made acquainted with the sum in hand, and is at liberty to apply for the whole of it, if he find proper objects to receive it; in consequence of a resolution of the Company, the sums under which relief might be granted are extended from 40s. to £4 or £5, and occasionally more.

The rent, reserved by letters patent, is paid to a purchaser from the Crown. The annuity of £20 to Christ's Hospital was purchased by the Company, in 1811. The £14 annually payable to "poor distressed objects in the streets of London" was, in 1820, paid to the society for the Suppression of Mendicity.

The total sum now annually paid by the Company, including the annuity of £400, to William Watson, out of the estate, is £500. The residue of the rent of £1000 is carried to the Company's fund for general purposes, it having been considered by them that they are only liable for the sum specified in the grant of Sir Thomas Bennett. From this conclusion the Commissioners dissent, and an application to the court of Chancery for regulating the appropriation of the charity and the surpluses of rent accruing is recommended.

The Company present to the vicarage of Kirton, and all transactions relative to the estate are carried on in their name.

BANCK'S CHARITY, A.D. 1619.

This is an assignment, by John Bancks, citizen and mercer, of London, of a house and six acres of land, situate in Holloway, in the parish of Islington, Middlesex; the produce of which was to be applied, by the Company, to certain charitable uses specified in the deed. The rent of the premises at the time amounted to £17, the whole of which sum is specifically appropriated by the donor. The premises are now let to Thomas Wace, on a seven years' lease, from Michaelmas, 1816, (with a proviso to quit on three months if the land should be required for building on,) at a rent of £84, the tenant doing all repairs.

The Commissioners consider the charity to stand under the same circumstances as that of Sir Thomas Bennett, and that "all the rents and profits" should be appropriated to the purposes directed by the donor, instead of the annual surplus, beyond the £17, being carried to the general fund of the Company.

Mr. Banck's also left £200 to be lent to two young men of the Company, and the interest to be added to the rents of his lands at Holloway. The same has not been accounted for by the Company to the charity.

MERCERS' SCHOOL.

An account of this foundation appears in the Third Report of the Commissioners, page 241.

It appears that, by letters patent dated 21st April, 1542, Henry VIII. granted to the

100

100

10

the portion of Fishborne's, directed to be laid out in land, formed a fund of £6,560, with which an estate was purchased, in the year 1650, consisting of the manor of Chalgrave and other property. From a survey, in 1818, the estate comprises 542 acres, which is now let to Joseph Redgrove for twenty-one years, from Michaelmas 1820, at a clear rent of £700 per annum.

This rent appears to be applied to the objects directed by the benefactors, leaving, however, a surplus of £111 to the Company.

It only remains to notice the application of the remaining benefactions by Fishborne.

The £2,800, given for the purchase of impropriate rectories and church-livings, was employed in the purchasing, of Sir John Fenwick, the tithes of several parishes in Northumberland, for the support of a lecture at Hexham and at Berwick-upon-Tweed, and in the purchase of the rectories of Canwick and Repham, in Lincolnshire. These livings and lectureships are now in the gift of the Company.

The £1,000, given to be applied in *gratuitous* loans, passed into the Company's stock; and, like other sums for a similar purpose, is said to be unapplied, from the want of demand for the use of it.

The £300 for law-expenses was carried to the same general absorbent of lapsed or neglected property.

LADY MICO'S ALMSHOUSES, STEPNEY.

In 1670, Lady Mico gave £1,500, some of it to build almshouses for ten poor widows, of the age of fifty or upwards; and directed that, with the rest, land

should be bought, for a yearly revenue, to be equally divided among them.

The Company came into possession of this property in 1682; the almshouses were built, but the remainder of the legacy appears not to have been laid out in land, as directed. The surplus, from accumulations, has been partly invested in South Sea Annuities, and now produces an income to the charity of £144 : 7 : 5.

An addition to this income has accrued, under singular circumstances, from the will of the Honourable Elizabeth Fermor, dated the 8th of August, 1704. Of this benefaction the Company were unapprised till the year 1817, when it was communicated to them by Mr. Barker. Upon investigation it appeared the rent of a valuable property, called Chaceley-Hole, at Fairford, in Gloucestershire, consisting of an ancient farm-house, buildings, and ninety-one acres of land, belonged to the Stepney almshouses. The rent of the premises had reached £140; and, by the will of Mrs. Fermor, £10 was to be paid to the teacher of a free grammar-school, at Fairford, and £5 to the vicar; the surplus, when it exceeded £50, to be given to Lady Mico's charity. Instead of such appropriation the whole proceeds, for a series of years, appear to have been shared between the vicar and schoolmaster; the Company declined to call on the parties to refund the excess they had received beyond the sums they were entitled to under the will of Mrs. Fermor, but resolved that a regular account of such surplus should be required for the future.

The net annual sum received by the Company, from the Chaceley property, for the three years, ending Lady-day, 1820, was £85 : 14 : 9. This, with the sum under Lady Mico's endowment, makes the income of the almshouses £210 : 2 : 2.

The almshouses, which are opposite to the church-yard, at Stepney, consist of ten dwellings, having each a kitchen and bedroom over it, and a small garden. They are inhabited by ten poor widows of freemen of the city of London, being fifty years of age at least, who are appointed, as vacancies occur, at a general court. Since 1806 each person has received £30 a year. Thirty guineas a year are paid to an apothecary for attendance on the almswomen and medicine, and six allowed on the funeral of every one that dies.

RAND'S CHARITY.

John Rand, citizen and joiner, by will, dated 27th of August, 1706, left to the Company, in trust, a moiety of three messuages and premises, in Tower-street, to be applied to the discharge of poor debtors, 40s. to each prisoner, as far as the rents would go. That his bounty might not be abused, he desired that the master or wardens, or one of them, might be present at the discharging of such prisoners, who were to pay no prison-fees nor chamber-rent; the master or wardens receiving 20s. for their trouble.

Under this will the Company are possessed of a moiety of three houses, being Nos. 44, 45, and 46, in Tower-street, the other moiety belongs to Mr. Chillingworth. The houses let for a clear rent of £150, under a twenty-

one years' lease, to Mr. Beckett; the tenant covenanting to spend £380 in repairs.

Although the master or wardens do not attend at the discharge of prisoners, they deduct £4, or 20s. each, from a moiety of the rent, and the residue is carried to the account of the charity.

There is, also, a surplus of £1000, three per cent. consols, invested, from balances not applied to the charity; the dividends of which, £30 a year, added to the clear rent of £71, makes the present income applicable to the discharge of prisoners £101.

Considerable irregularity, and even negligence was discovered in the management of this bequest. From 1760 to 1773 nothing at all appears to have been applied to the discharge of debtors. From 1773 to 1806 the payment sometimes exceeded or fell short of the income, and occasionally a year without any payment at all. During the four years from 1807 to 1810 nothing was paid, and in the four years from 1815 to 1819 only £4.

The persons relieved are selected in the manner described (page 35) in the application of the gifts of John Marsh and Mrs. Savage.

MORLEY'S CHARITY.

Richard Morley, citizen and mercer, left to the Company his messuage and appurtenances, known by the sign of the Angel and Crown, situated in Speenham-land, near Newbury, Berkshire, in trust, that, after the death of his wife, the rents and profits were to be applied towards the support of four poor

men, aged upwards of sixty years, to be approved and chosen by the general court of the Company.

These premises, which are still occupied as an inn, are now held by Samuel Slocock, under lease for thirty-one years, from Michaelmas 1803, at a net rent of £40 per annum, with a covenant from the tenant to expend £400 in repairs; who, also, undertakes to insure the premises and keep them in repair. This appears to have been a fair rent at the time of the agreement, but the property is now much more valuable.

The produce is divided between four poor men, two of whom are, at present, members of the Company. There appears no limitation of the class of persons from whom the partakers of this benefaction should be chosen.

HORSHAM FREE-SCHOOL, A.D. 1532.

This School was founded and endowed by Richard Collier, for the free instruction of sixty scholars, belonging to the poor people of the parish of Horsham, in Sussex, and "the next about the said parish" should be preferred before any other, "for consideration gentlemen and other men be in better ability than poor men." The scholars to be admitted by the vicar, churchwarden, and two honest men of the parish. The salary of the master to be £10 a year, of the usher ten marks. They were to be nominated by the vicar and churchwarden, subject to the approval of the Mercers' Company, who, for the payment of the salaries of the master and usher and the maintenance of the school, were to have the house called the "Key," with appurtenances in

Cheapette, in the parish of St. Pancras, in the ward of Cheap; the wardens to have 20s. for their trouble; the residue of the rents to be applied "to the maintenance of the highways about the parish of Horsham."

The site of the premises, called the "Key," cannot now be exactly ascertained. They were blended with some other property left to the Company, and which, in 1596, was valued at one-fifth of the whole.

The premises now consist of three houses, one in Cheapside and two in Queen-street.

The house in Cheapside, No. 68, is leased to Thomas Wetherall, for thirty-one years, from Michaelmas 1813, at a rent of £260

The house in Queen-street, No. 6, is let to J. B. Sharp, at a rent of 135

The other house in Queen-street, No. 3, is let to Thomas Wetherall, at a rent of 120

£515

The average annual surplus of the income, above the expenditure, for the last ten years, is only £5. A portion of the expenditure has resulted from proceedings in Chancery.

The salaries of the master and usher have continued the same as directed by the founder; but the Company have added gratuities. The income of the former is now £110; of the latter £66 : 13 : 4.

The boys are taken from the poor of Horsham generally. They are appointed by the churchwardens, and educated entirely free of expense. They are taught reading, writing, and arithmetic. Four only, at present, learn Latin. Books and stationery are supplied gratis.

**PETER BLUNDELL'S GIFT,
A.D. 1599.**

This is a bequest of £150 to the Company, upon condition they should, with part thereof, purchase land or houses, out of which 40s. every year should be paid to the poor in Bethlem, and the residue be given to the wardens for their trouble.

With the £150, and another legacy, by *Peter Blundell*, of £200, the Company purchased a house in Cornhill, at the corner of St. Swithin's Alley, now called the Turkey Coffee-House, (or John's Coffee-House,) and three shops adjoining, out of which the 40s. is paid to the treasurer of Bethlem-Hospital.

OBSERVATION.

This property, situate close to the Royal Exchange, must be very valuable. Three-sevenths of the rents are received by the wardens, after deducting the 40s. payable to Bethlem-hospital.

MONEY-LEGACIES.

OBSERVATION.

These form the second division of charities under the control of the Mercers' Company, consisting of bequests of money, which were generally not directed to be invested in land, but left to be applied by the Company to the objects which the donors prescribed, and, in the management of which the Company appear to have acted in the two-fold capacity of bankers and trustees. As this description of charities are of less importance than those in land, a briefer notice of them will suffice to show their value and object. The chief purposes for which the "Money-Legacies" were bequeathed are the following:—

First, gratuitous loans, or loans at a low rate of interest, to be advanced for a limited period, on sufficient security, to young men, with the view of forwarding them in business.

Secondly, sums for the relief of poor debtors confined in the different prisons of the metropolis.

Thirdly, sums for apprenticing poor and orphan boys.

The sums left to the Company for these different purposes we shall enumerate, beginning first with

LOANS TO YOUNG MEN.

APPOWELL'S GIFT.

In 1508, *David Appowell* left to the Mercers' Company £100, to be lent on bond to two young men of the Company, conditioning for the repayment in seven years, and requiring that they should yearly provide four cartloads of great coal, between the feast of All Saints and Christmas, to be distributed among the poor of the parish of St. Lawrence Jewry, by the oversight of the clerk and beadle of the Company,

to whom he gave 3s. 4d. to be paid by the young men.

The Company pay £5 a year to the united parishes of St. Lawrence Jewry and St. Mary Magdalen, as the interest of this legacy, together with some other small benefactions, making an annual fund of £20 : 9 : 3, which is yearly distributed in coals among the poor of these parishes. A list is made out by the churchwardens of the persons who are to receive them, and who are supplied accordingly; and the coals provided for the

purpose are paid for by the Company.

BASKERFIELD'S GIFT, A.D. 1563.

Humphrey Baskerfield gave to the Company £200 to be lent to four young men of the Company, from seven years to seven years, £50 each, conditioning for each of them to furnish two cart-loads of charcoal, each containing thirty sacks, to be distributed as follows:—namely, to the poor of St. Michael Bassishaw two loads; to the poor of St. Lawrence Jewry two loads; to the poor of St. Mary Magdalen, Milk-street, one load; to the poor of St. Mary, West Cheap, one load; and to the beadmen of Whittington-college, one load; with sundry small payments to the officers of the Company, amounting to 16s. 8d.

The interest of this legacy is accounted for by the Company to the different objects of the testator's bounty, at the rate of £1 : 5 for a load of coals, amounting to £5 per cent. exclusive of the payment to the Company's officers.

ALICE BLUNDELL'S GIFT, A.D. 1570.

This is a bequest of £100, to be lent to two young men of the Company, who were to pay every Sunday, in the forenoon, after service, 1s. 1d. "*in good sweet bread*," among thirteen poor folk of the parish of St. Lawrence Jewry, in the presence of the churchwardens, or two parish-officers at the least.

A baker is paid at the rate of 13d. weekly, who supplies five two-penny loaves, and one three-penny loaf, every week, to the parish-officers of St. Lawrence Jewry.

HEYDON'S CHARITIES.

John Heydon, by will, dated 6th of March, 1759, gave to the Company £300, to be lent to six young men of the Company, for four years in succession, at an interest of £3 : 6 : 8 per cent.; the interest, amounting to £10, to be applied to various charitable uses therein specified.

He also gave to the Company £300, to be lent in like manner, and the interest applied in works of charity.

He also gave £400 to be lent to eight young men, trading over the seas; the interest, amounting to £13 : 6 : 8, to be employed to maintain weekly for ever a divinity-lecture, in the parish of St. Michael Paternoster, by some learned man, to be elected by the persons who appoint the lecturer for the Clothworkers in the same church.

Lastly, he gave £100 each to the Grocers', Drapers', Goldsmiths', Fishmongers', Skinners', Haberdashers', Merchant-Tailors', Salters', Ironmongers', Clothworkers', and Vintners' Companies, to be by them lent out to two young men of each Company respectively; and the interest, amounting to £36 : 13 : 4, to be applied by the Mercers' Company to the aid of the principal hospitals in London, and the relief of poor debtors in prison.

The interest of these charities appears to be paid in the manner directed by the testator. The payments to the different hospitals are made to the respective treasurers; and those to poor debtors, amounting to £16, is paid to the keeper of Whitecross-street-Prison.

The office of preaching, or reading, the divinity-lecture, is

at present held by the Rev. Mr. Walker (*Fourth Report*, p. 142.), to whom the stipend is regularly paid, and who has had the appointment for upwards of thirty years. The lecture has been discontinued for the last six or seven years; no person being found disposed to attend.

MARTHA BARRETT'S CHARITY.

This is a bequest of £100, to be lent in loans, and the interest applied to charitable uses.

Martha Barrett, also, gave to the Company £100, to the intent that they should yearly pay to one of the poorest scholars in Magdalen-College, Oxford, studying divinity, to be elected by the master, wardens, and commonalty of the Company, £5 a-year.

Since 1763, only two appointments have been made of exhibitioners to Magdalen-College, no other applications having been received for this benefaction. The first of these exhibitioners was appointed at Christmas, 1763, and continued till Christmas, 1771; the other was appointed at Ladyday, 1818, and still holds the exhibition. From the accumulation of arrears, the present value of the exhibition is £17 per annum.

VISCOUNTESS CAMPDEN'S LEGACIES. A.D. 1642.

These were, first, £3,100, to purchase inappropriate church-livings, in the counties of York, Lincoln, or Durham, or other places where such purchases could be made, and the greatest lack of preaching existed. The ministers chosen to be masters of arts, at the least, under twenty-seven years of age, resident, and not pluralists.

Lady Campden, also, gave

£1,000, to be lent, *gratis*, on good security, to eight young men, free of the Company, £125 each; shopkeepers of the mercery to be first preferred, next silkmen, all of the Company, but not of the livery: also £300 to the Company on performing the things required.

Lady Campden dying about 1646, her legacies were received in 1650; and, in 1652, the Company founded two lectureships, one at Grantham, in Lincolnshire, the other at Wakefield, in Yorkshire, at £75 per annum each.

In 1689, no impropriations having been purchased by the Company, an intimation was given by the Lord-keeper, that such purchase should be effected within two years from that time. In 1804, after an interval of 115 years, a committee of the Company reported that no steps had been taken, as directed by the Lord-keeper, recommended a strict compliance with Lady Campden's will as speedily as possible; and further, that the savings on the Grantham lectureship, of £931 : 5, should be added to the original legacy of £3,100. Still, however, no purchase has been made, the Company meanwhile stating their readiness to lay out the money to endow the lectures, if it can be "beneficially effected!"

Each lecturer now receives £100 a year, owing to the accumulation of interest on arrears.

No trace appears of the application of Lady Campden's bequest of £1,000, for gratuitous loans.

FERRER'S GIFT.

This is a legacy of £250, date of the will not ascertained, to be

from inquiring into the management of the charity by the limitations of the act of parliament from which their powers are derived.

SIR THOMAS BENNETT'S CHARITY, A.D. 1616.

This is a devise by Sir Thomas Bennett, alderman and citizen of London, of the rectory and church of Kirton, in the county of Lincoln, and the advowson and right of patronage of the vicarage of Kirton, formerly belonging to the monastery of Buckland, Somersetshire, and of all messua-

ges, lands, and titles belonging thereto.

The rent reserved upon a lease of these premises for forty-one years, dated 12th July, 14 James I. is £150. The wardens and eighteen freemen of the Mercers' Company are appointed trustees, with power to the survivors to make a conveyance of the property to twenty others, when their number is reduced to eight.

The uses for which the trust was created were to dispose, yearly, of the produce of the property, as follows:—

To the king, for the fee-farm, reserved by letters patent.....	£29	0
To the receiver, for two half-yearly acquittances	0	1
To fifteen of the "most poor and aged sort of men and women" of 'the borough of Wallingford	20	0
To four poor brethren of the Mercers' Company.....	20	0
For redeeming twelve or more poor debtors yearly, in the two Compters and Ludgate; such as might be redeemed for 40s. or under	24	0
For "clothing with hose, shoes, and shirts, and such like, poor and naked men, women, and children, wandering in the streets of London, and that have no dwelling"	14	0
For the relief of poor children in Christ's Hospital	20	0
For the charge for a dinner for the wardens, assistants, and livery of the Company, in their hall, on St. Andrew's Day	20	0
To the wardens for their trouble	1	0
To the clerk ditto.....	1	0
To the beadle ditto.....	0	10
		<hr/>
		£149 11

How the residue of the £150 is to be applied, is not specified in the deed.

In the year 1772, an act passed for enclosing the waste land in the parish of Kirton; and the commissioners under the act granted to the Mercers' Company, in lieu of tithes and ecclesiastical dues belonging to them, allotments of land, amounting to upwards of 593 acres. The estate was leased to William Watson, who continued in possession till his death; after which, his son, who had become entitled to the lease, finding himself unable to

carry on the farm, agreed with the Company to surrender the lease, on having an annuity secured to him of £400 for the remainder of the term. This agreement was carried into effect, and a new lease granted to Samuel Everard, the present tenant, for twenty-one years and a half, from Lady-day, 1816, at the rent of a pepper-corn for the first half year, and of £1,000 per annum, for the remaining twenty-one years. These terms were fixed in consideration of the tenant expending £700 in repairing and improving the premises.

The payments specified in Alderman Bennett's will, and mentioned above, are in form duly made; but the following particulars are to be noticed.

The sum allotted to the discharge of poor debtors has been frequently unapplied; and the arrears vested in the funds, producing, in 1818, an annual dividend of £24. At the last audit, 11th October, 1820, the balance in hand amounted to £149 : 11 : 11. The keeper of the prison in Whitecross-street is every year made acquainted with the sum in hand, and is at liberty to apply for the whole of it, if he find proper objects to receive it; in consequence of a resolution of the Company, the sums under which relief might be granted are extended from 40s. to £4 or £5, and occasionally more.

The rent, reserved by letters patent, is paid to a purchaser from the Crown. The annuity of £20 to Christ's Hospital was purchased by the Company, in 1811. The £14 annually payable to "poor distressed objects in the streets of London" was, in 1820, paid to the society for the Suppression of Mendicity.

The total sum now annually paid by the Company, including the annuity of £400, to William Watson, out of the estate, is £509. The residue of the rent of £1000 is carried to the Company's fund for general purposes, it having been considered by them that they are only liable for the sum specified in the grant of Sir Thomas Bennett. From this conclusion the Commissioners dissent, and an application to the court of Chancery for regulating the appropriation of the charity and the surpluses of rent accruing is recommended.

The Company present to the vicarage of Kirton, and all transactions relative to the estate are carried on in their name.

BANCK'S CHARITY, A.D. 1619.

This is an assignment, by John Bancks, citizen and mercer, of London, of a house and six acres of land, situate in Holloway, in the parish of Islington, Middlesex; the produce of which was to be applied, by the Company, to certain charitable uses specified in the deed. The rent of the premises at the time amounted to £17, the whole of which sum is specifically appropriated by the donor. The premises are now let to Thomas Wace, on a seven years' lease, from Michaelmas, 1816, (with a proviso to quit on three months if the land should be required for building on,) at a rent of £84, the tenant doing all repairs.

The Commissioners consider the charity to stand under the same circumstances as that of Sir Thomas Bennett, and that "all the rents and profits" should be appropriated to the purposes directed by the donor, instead of the annual surplus, beyond the £17, being carried to the general fund of the Company.

Mr. Banck's also left £200 to be lent to two young men of the Company, and the interest to be added to the rents of his lands at Holloway. The same has not been accounted for by the Company to the charity.

MERCERS' SCHOOL.

An account of this foundation appears in the Third Report of the Commissioners, page 241.

It appears that, by letters patent dated 21st April, 1542, Henry VIII. granted to the

Company, in consideration of £969 : 17 : 6, certain premises in the city of London, which had belonged to the dissolved hospital of St. Thomas of Acon, upon part of which the present hall, chapel, and other buildings of the Company stand; and, by indenture of the same date between the parties, the Company covenanted, among other things, to keep a free Grammar-School, within the City of London, perpetually, and to find a sufficient master to teach twenty-five children and scholars, in the same school, freely, for ever.

The school has been kept up nearly in the manner prescribed by this instrument.

In 1672, Thomas Rich bequeathed to the Company all his tenements in St. Mary-Axe, London, upon condition they should yearly out of the rents allow two exhibitions of £6 each unto two poor scholars that had been taught in Mercers' School, and from thence sent to the university.

This property now consists of a house in St. Mary-Axe, let to Thomas Woodroffe, at £30 per annum. No exhibitions were claimed till 1817, which occasioned a saving to be made. During the time they were unclaimed, the rents of this property were funded, and the dividend thence accruing now amounts to £90 per annum.

Thomas Rich, also, left his

dwelling-house and grounds, at West Ham, Essex, to the Company, in trust, that they should, after making certain specific payments amounting to £4, pay one moiety of the net produce to the schoolmaster of Mercers' School, (where the testator had been a scholar,) for his better maintenance and education of the scholars.

The property at West Ham now consists of a house, garden, and paddock, on lease to William Kebbell, at a rent of £45. It is applied as directed by the testator, the master receiving his moiety in addition to his other allowances.

There are now thirty-five boys at Mercers' School, ten having been added to the original number in 1809. The salary of the master is £200, and £50 gratuity, with a house to live in, rent and tax free. The writing-master has a salary of £120, and a gratuity of £20, but no house.

The school-premises are hired by the Company at a rent of £120, and the average expense of the school, for the last seven years, has been £677 : 2 : 1. The boys are instructed in Greek and Latin; and, since the year 1804, they have been also taught writing and arithmetic by a master appointed by the Company.

The master and wardens for the year appoint the scholars in turn.

OBSERVATION.

In the petition, presented for leave to found Mercers' School, the petitioners complain of teaching being a MONOPOLY, and add a shrewd remark of very general application. "For where there is great number of learners and few teachers," say they, "and all the learners are compelled to go to the few teachers, and to none others, the masters wax rich in money, and the learners poor in learning, as experience openly sheweth, against all virtue and order of weal public."

It will be remarked, that the Company, in the management of Mercers' School, have ventured to deviate from the indenture of foundation. They

have augmented the number of scholars, and extended the instruction of the school to more generally useful branches of knowledge than Latin and Greek. These are precisely the changes which have been suggested for the improvement of St. Paul's School.

FISHBORNE'S CHARITIES.

Richard Fishborne, by will, dated the 30th of March, 1625, left to the Company upwards of £9,000, to be applied to religious and charitable purposes; and the chief part of which sum he directed to be vested in the purchase of land.

He, *first*, left £500 to maintain a sermon, to be preached, in Mercers' Chapel, on the first Sunday in Michaelmas Term, until the first Sunday in Lent, yearly, for ever, in the afternoon; the preacher to receive 20s. for each sermon, and the keeper of the chapel 40s. yearly for ringing the bell.

Secondly, he left £2,800 to purchase two impropriate livings, in Lincolnshire or Yorkshire, or some other northern county, where the preaching of the word of God was most needed; the Company to nominate the minister, with power to remove him in case of non-residence, or holding more than one living.

Thirdly, he left £1,000 to be lent, *gratis*, to five young men, free of the Company, £200 each, on bond, with three good sureties.

Fourthly, he left £1,000 more to purchase land of the clear yearly value of £50; of which £25 was to be for the maintenance of a weekly lecturer in the parish-church of St. Bartholomew, the lecturer to be chosen by the parish, and the parson of the parish, if "a fit man to give the parish content," to have the preference; £20 to be distributed among the poor of the same parish, by the Company, who are di-

rected to take care that this did not abate the assessments of the "wealthier sort," but to be a "*clear increase and yearly addition of relief to the poor*;" and the residue of the £50 to be shared between the wardens and clerk of the Company.

Fifthly, he gave £420 to purchase land of the value of £21; £20 for a yearly dinner for the *livery* of the Company, and £1 for a sermon before the said dinner.

Sixthly, £300 to defray law-expenses.

Seventhly, £1,000 to purchase land of the value of £50, to be distributed in shirts, gowns, shoes, and hose to the poor of the Company, three days after Michaelmas.

Lastly, he left £2,000 to the town of Huntingdon, to be applied to the maintenance of a lecture, a grammar-school, and an almshouse.

The sums directed by this will to be laid out in land were combined with other charitable funds, and invested in the purchase of an estate in Bedfordshire. These other funds were £500 by Mrs. Mary Robinson, to maintain four poor scholars at Cambridge; £500 by Lady Margaret North, for a similar purpose; £100 by Lady Martin, for a loan to two young men of the Company; £240 by Mrs. Catharine Clarke, for the benefit of six poor persons of Harrow, and six of the village of Rocksey; and, lastly, £200 by Sir Henry Rowe, to be lent, at five per cent. interest, to two young men of the Company.

These benefactions, added to

the portion of Fishborne's, directed to be laid out in land, formed a fund of £6,560, with which an estate was purchased, in the year 1650, consisting of the manor of Chalgrave and other property. From a survey, in 1818, the estate comprises 542 acres, which is now let to Joseph Redgrove for twenty-one years, from Michaelmas 1820, at a clear rent of £700 per annum.

This rent appears to be applied to the objects directed by the benefactors, leaving, however, a surplus of £111 to the Company.

It only remains to notice the application of the remaining benefactions by Fishborne.

The £2,800, given for the purchase of impropriate rectories and church-livings, was employed in the purchasing, of Sir John Fenwick, the tithes of several parishes in Northumberland, for the support of a lecture at Hexham and at Berwick-upon-Tweed, and in the purchase of the rectories of Canwick and Repham, in Lincolnshire. These livings and lectureships are now in the gift of the Company.

The £1,000, given to be applied in *gratuitous* loans, passed into the Company's stock; and, like other sums for a similar purpose, is said to be unapplied, from the want of demand for the use of it.

The £300 for law-expenses was carried to the same general absorbent of lapsed or neglected property.

LADY MICO'S ALMSHOUSES, STEPNEY.

In 1670, Lady Mico gave £1,500, some of it to build almshouses for ten poor widows, of the age of fifty or upwards; and directed that, with the rest, land

should be bought, for a yearly revenue, to be equally divided among them.

The Company came into possession of this property in 1682; the almshouses were built, but the remainder of the legacy appears not to have been laid out in land, as directed. The surplus, from accumulations, has been partly invested in South Sea Annuities, and now produces an income to the charity of £144 : 7 : 5.

An addition to this income has accrued, under singular circumstances, from the will of the Honourable Elizabeth Fermor, dated the 8th of August, 1704. Of this benefaction the Company were unapprised till the year 1817, when it was communicated to them by Mr. Barker. Upon investigation it appeared the rent of a valuable property, called Chaceley-Hole, at Fairford, in Gloucestershire, consisting of an ancient farm-house, buildings, and ninety-one acres of land, belonged to the Stepney almshouses. The rent of the premises had reached £140; and, by the will of Mrs. Fermor, £10 was to be paid to the teacher of a free grammar-school, at Fairford, and £5 to the vicar; the surplus, when it exceeded £50, to be given to Lady Mico's charity. Instead of such appropriation the whole proceeds, for a series of years, appear to have been shared between the vicar and schoolmaster; the Company declined to call on the parties to refund the excess they had received beyond the sums they were entitled to under the will of Mrs. Fermor, but resolved that a regular account of such surplus should be required for the future.

The net annual sum received by the Company, from the Chaceley property, for the three years, ending Lady-day, 1820, was £65 : 14 : 9. This, with the sum under Lady Mico's endowment, makes the income of the almshouses £210 : 2 : 2.

The almshouses, which are opposite to the church-yard, at Stepney, consist of ten dwellings, having each a kitchen and bedroom over it, and a small garden. They are inhabited by ten poor widows of freemen of the city of London, being fifty years of age at least, who are appointed, as vacancies occur, at a general court. Since 1806 each person has received £30 a year. Thirty guineas a year are paid to an apothecary for attendance on the almswomen and medicine, and six allowed on the funeral of every one that dies.

RAND'S CHARITY.

John Rand, citizen and joiner, by will, dated 27th of August, 1706, left to the Company, in trust, a moiety of three messuages and premises, in Tower-street, to be applied to the discharge of poor debtors, 40s. to each prisoner, as far as the rents would go. That his bounty might not be abused, he desired that the master or wardens, or one of them, might be present at the discharging of such prisoners, who were to pay no prison-fees nor chamber-rent; the master or wardens receiving 20s. for their trouble.

Under this will the Company are possessed of a moiety of three houses, being Nos. 44, 45, and 46, in Tower-street, the other moiety belongs to Mr. Chillingworth. The houses let for a clear rent of £150, under a twenty-

one years' lease, to Mr. Beckett; the tenant covenanting to spend £380 in repairs.

Although the master or wardens do not attend at the discharge of prisoners, they deduct £4, or 20s. each, from a moiety of the rent, and the residue is carried to the account of the charity.

There is, also, a surplus of £1000, three per cent. consols, invested, from balances not applied to the charity; the dividends of which, £30 a year, added to the clear rent of £71, makes the present income applicable to the discharge of prisoners £101.

Considerable irregularity, and even negligence was discovered in the management of this bequest. From 1760 to 1773 nothing at all appears to have been applied to the discharge of debtors. From 1773 to 1806 the payment sometimes exceeded or fell short of the income, and occasionally a year without any payment at all. During the four years from 1807 to 1810 nothing was paid, and in the four years from 1815 to 1819 only £4.

The persons relieved are selected in the manner described (page 35) in the application of the gifts of John Marsh and Mrs. Savage.

MORLEY'S CHARITY.

Richard Morley, citizen and mercer, left to the Company his messuage and appurtenances, known by the sign of the Angel and Crown, situated in Speenham-land, near Newbury, Berkshire, in trust, that, after the death of his wife, the rents and profits were to be applied towards the support of four poor

men, aged upwards of sixty years, to be approved and chosen by the general court of the Company.

These premises, which are still occupied as an inn, are now held by Samuel Slocock, under lease for thirty-one years, from Michaelmas 1803, at a net rent of £40 per annum, with a covenant from the tenant to expend £400 in repairs; who, also, undertakes to insure the premises and keep them in repair. This appears to have been a fair rent at the time of the agreement, but the property is now much more valuable.

The produce is divided between four poor men, two of whom are, at present, members of the Company. There appears no limitation of the class of persons from whom the partakers of this benefaction should be chosen.

HORSHAM FREE-SCHOOL, A.D. 1532.

This School was founded and endowed by Richard Collier, for the free instruction of sixty scholars, belonging to the poor people of the parish of Horsham, in Sussex, and "the next about the said parish" should be preferred before any other, "for consideration gentlemen and other men be in better ability than poor men." The scholars to be admitted by the vicar, churchwarden, and two honest men of the parish. The salary of the master to be £10 a year, of the usher ten marks. They were to be nominated by the vicar and churchwarden, subject to the approval of the Mercers' Company, who, for the payment of the salaries of the master and usher and the maintenance of the school, were to have the house called the "Key," with appurtenances in

Cheapette, in the parish of St. Pancras, in the ward of Cheap; the wardens to have 20s. for their trouble; the residue of the rents to be applied "to the maintenance of the highways about the parish of Horsham."

The site of the premises, called the "Key," cannot now be exactly ascertained. They were blended with some other property left to the Company, and which, in 1596, was valued at one-fifth of the whole.

The premises now consist of three houses, one in Cheapside and two in Queen-street.

The house in Cheapside, No. 68, is leased to Thomas Wetherall, for thirty-one years, from Michaelmas 1813, at a rent of £260

The house in Queen-street, No. 6, is let to J. B. Sharp, at a rent of 135

The other house in Queen-street, No. 3, is let to Thomas Wetherall, at a rent of 120

£515

The average annual surplus of the income, above the expenditure, for the last ten years, is only £5. A portion of the expenditure has resulted from proceedings in Chancery.

The salaries of the master and usher have continued the same as directed by the founder; but the Company have added gratuities. The income of the former is now £110; of the latter £66 : 13 : 4.

The boys are taken from the poor of Horsham generally. They are appointed by the churchwardens, and educated entirely free of expense. They are taught reading, writing, and arithmetic. Four only, at present, learn Latin. Books and stationery are supplied gratis.

**PETER BLUNDELL'S GIFT,
A.D. 1599.**

This is a bequest of £150 to the Company, upon condition they should, with part thereof, purchase land or houses, out of which 40s. every year should be paid to the poor in Bethlem, and the residue be given to the wardens for their trouble.

With the £150, and another legacy, by *Peter Blundell*, of £200, the Company purchased a house in Cornhill, at the corner of St. Swithin's Alley, now called the Turkey Coffee-House, (or John's Coffee-House,) and three shops adjoining, out of which the 40s. is paid to the treasurer of Bethlem-Hospital.

OBSERVATION.

This property, situate close to the Royal Exchange, must be very valuable. Three-sevenths of the rents are received by the wardens, after deducting the 40s. payable to Bethlem-hospital.

MONEY-LEGACIES.

OBSERVATION.

These form the second division of charities under the control of the Mercers' Company, consisting of bequests of money, which were generally not directed to be invested in land, but left to be applied by the Company to the objects which the donors prescribed, and, in the management of which the Company appear to have acted in the two-fold capacity of bankers and trustees. As this description of charities are of less importance than those in land, a briefer notice of them will suffice to show their value and object. The chief purposes for which the "Money-Legacies" were bequeathed are the following:—

First, gratuitous loans, or loans at a low rate of interest, to be advanced for a limited period, on sufficient security, to young men, with the view of forwarding them in business.

Secondly, sums for the relief of poor debtors confined in the different prisons of the metropolis.

Thirdly, sums for apprenticing poor and orphan boys.

The sums left to the Company for these different purposes we shall enumerate, beginning first with

LOANS TO YOUNG MEN.

APPOWELL'S GIFT.

In 1508, *David Appowell* left to the Mercers' Company £100, to be lent on bond to two young men of the Company, conditioning for the repayment in seven years, and requiring that they should yearly provide four cart-loads of great coal, between the feast of All Saints and Christmas, to be distributed among the poor of the parish of St. Lawrence Jewry, by the oversight of the clerk and beadle of the Company,

to whom he gave 3s. 4d. to be paid by the young men.

The Company pay £5 a year to the united parishes of St. Lawrence Jewry and St. Mary Magdalen, as the interest of this legacy, together with some other small benefactions, making an annual fund of £20 : 9 : 3, which is yearly distributed in coals among the poor of these parishes. A list is made out by the churchwardens of the persons who are to receive them, and who are supplied accordingly; and the coals provided for the

purpose are paid for by the Company.

BASKERFIELD'S GIFT, A.D. 1563.

Humphrey Baskerfield gave to the Company £200 to be lent to four young men of the Company, from seven years to seven years, £50 each, conditioning for each of them to furnish two cart-loads of charcoal, each containing thirty sacks, to be distributed as follows:—namely, to the poor of St. Michael Bassishaw two loads; to the poor of St. Lawrence Jewry two loads; to the poor of St. Mary Magdalen, Milk-street, one load; to the poor of St. Mary, West Cheap, one load; and to the beadmen of Whittington-college, one load; with sundry small payments to the officers of the Company, amounting to 16s. 8d.

The interest of this legacy is accounted for by the Company to the different objects of the testator's bounty, at the rate of £1 : 5 for a load of coals, amounting to £5 per cent. exclusive of the payment to the Company's officers.

ALICE BLUNDELL'S GIFT, A.D. 1570.

This is a bequest of £100, to be lent to two young men of the Company, who were to pay every Sunday, in the forenoon, after service, 1s. 1d. "*in good sweet bread*," among thirteen poor folk of the parish of St. Lawrence Jewry, in the presence of the churchwardens, or two parish-officers at the least.

A baker is paid at the rate of 18d. weekly, who supplies five two-penny loaves, and one three-penny loaf, every week, to the parish-officers of St. Lawrence Jewry.

HEYDON'S CHARITIES.

John Heydon, by will, dated 6th of March, 1759, gave to the Company £300, to be lent to six young men of the Company, for four years in succession, at an interest of £3 : 6 : 8 per cent.; the interest, amounting to £10, to be applied to various charitable uses therein specified.

He also gave to the Company £300, to be lent in like manner, and the interest applied in works of charity.

He also gave £400 to be lent to eight young men, trading over the seas; the interest, amounting to £13 : 6 : 8, to be employed to maintain weekly for ever a divinity-lecture, in the parish of St. Michael Paternoster, by some learned man, to be elected by the persons who appoint the lecturer for the Clothworkers in the same church.

Lastly, he gave £100 each to the Grocers', Drapers', Goldsmiths', Fishmongers', Skinners', Haberdashers', Merchant-Tailors', Salters', Ironmongers', Clothworkers', and Vintners' Companies, to be by them lent out to two young men of each Company respectively; and the interest, amounting to £36 : 13 : 4, to be applied by the Mercers' Company to the aid of the principal hospitals in London, and the relief of poor debtors in prison.

The interest of these charities appears to be paid in the manner directed by the testator. The payments to the different hospitals are made to the respective treasurers; and those to poor debtors, amounting to £16, is paid to the keeper of Whitecross-street-Prison.

The office of preaching, or reading, the divinity-lecture, is

at present held by the Rev. Mr. Walker (*Fourth Report*, p. 142.), to whom the stipend is regularly paid, and who has had the appointment for upwards of thirty years. The lecture has been discontinued for the last six or seven years; no person being found disposed to attend.

MARTHA BARRETT'S CHARITY.

This is a bequest of £100, to be lent in loans, and the interest applied to charitable uses.

Martha Barrett, also, gave to the Company £100, to the intent that they should yearly pay to one of the poorest scholars in Magdalen-College, Oxford, studying divinity, to be elected by the master, wardens, and commonalty of the Company, £5 a-year.

Since 1763, only two appointments have been made of exhibitors to Magdalen-College, no other applications having been received for this benefaction. The first of these exhibitors was appointed at Christmas, 1765, and continued till Christmas, 1771; the other was appointed at Ladyday, 1818, and still holds the exhibition. From the accumulation of arrears, the present value of the exhibition is £17 per annum.

VISCOUNTESS CAMPDEN'S LEGACIES. A.D. 1642.

These were, first, £3,100, to purchase impropriate church-livings, in the counties of York, Lincoln, or Durham, or other places where such purchases could be made, and the greatest lack of preaching existed. The ministers chosen to be masters of arts, at the least, under twenty-seven years of age, resident, and not pluralists.

Lady Campden, also, gave

PART I.

£1,000, to be lent, *gratis*, on good security, to eight young men, free of the Company, £125 each; shopkeepers of the mercery to be first preferred, next silkmen, all of the Company, but not of the livery: also £300 to the Company on performing the things required.

Lady Campden dying about 1646, her legacies were received in 1650; and, in 1652, the Company founded two lectureships, one at Grantham, in Lincolnshire, the other at Wakefield, in Yorkshire, at £75 per annum each.

In 1689, no impropriations having been purchased by the Company, an intimation was given by the Lord-keeper, that such purchase should be effected within two years from that time. In 1804, after an interval of 115 years, a committee of the Company reported that no steps had been taken, as directed by the Lord-keeper, recommended a strict compliance with *Lady Campden's* will as speedily as possible; and further, that the savings on the Grantham lectureship, of £931 : 5, should be added to the original legacy of £3,100. Still, however, no purchase has been made, the Company meanwhile stating their readiness to lay out the money to endow the lectures, if it can be "beneficially effected!"

Each lecturer now receives £100 a year, owing to the accumulation of interest on arrears.

No trace appears of the application of *Lady Campden's* bequest of £1,000, for gratuitous loans.

FERRER'S GIFT.

This is a legacy of £200, (date of the will not ascertained) to be

D

lent to three young men of the Company, inhabiting the city; the interest to be paid to Christ's Hospital, deducting an allowance of 5s. each to the under-wardens, and 3s. 4d. to the clerk of the Company.

PERRY'S GIFTS. A.D. 1630.

The first was a legacy of £200, to be lent to two young freemen of the Company; the interest to be paid to six lecturers of the parish church of St. Antholin, London, 20s. a year, each, for ever.

He, also, left £270, for the purchase of lands, of the yearly value of £13, for the support of a sermon on the Saturday preceding every first Sunday, in every month, in the parish church of St. Bartholomew, Royal-Exchange. No lands were purchased under this bequest, but the £13 is paid as directed.

SUNDRY GIFTS.

Richard Barnes, 1598, left £100, to be lent to two young men, at an interest of six per cent., which was to be given to the poor of Whittington College, and to the poor of St. Giles, Cripplegate. *Edward Barnes*, son and executor to the testator, in 1607, added £33 : 6 : 8, making the legacy 200 marks.

Ann Duckett left £100, to be lent, *gratis*, to freemen of the Company, for five years, on bond; also, £400, to be lent to four young men of the Company, for five years, at an interest of £2 : 13 : 4 per cent.; the proceeds of the £400 to be distributed to six poor widows, of the parish of St. Giles, Cripplegate, to be named by the church-wardens, 20s. each, on Good-Friday,

yearly; and to four of the poorest widows of freemen, of the Company, 20s. each; 10s. to the Company for a collation; and 3s. 4d. for the beadles.

With the exception of the loan, *gratis*, this charity is administered as directed. The wardens receive 10s. and the beadle 3s. 4d.

George Birkbeck, in 1600, left £50 to the Company; *Edward Crossley*, in 1647, £200, and *Edward de Bouverie* (at what period is not known) £100; all which sums were to be advanced in loans, and the interest applied in works of charity.

Bartholomew Burnes, 1602, left £300, for loans of £50 or £100; the interest to be paid to Christ's Hospital.

Alderman Walthall, 1608, left £500, to ten young men, traders to London; £10 of the interest of which was to be paid to the poor of Christ's Hospital, £9 to be distributed to three of the poorest scholars in Cambridge, that commence masters of arts, and the 20s. to be given to the wardens for their pains.

The payments to poor scholars have not been claimed for many years, and the accumulations have been invested in the funds, producing an annual dividend of £27, which, added to the original amount of £9, would afford three exhibitions of £12 a year each. The non-application of this benefaction is ascribed to the difficulty, felt by the Company, in ascertaining who were entitled to receive it, under the description of persons "commencing masters of arts." The Commissioners suggest, the intention of the donor would be sufficiently complied with by paying the money to poor scholars on taking their master's

degree, towards defraying their expenses.

Robert Hilson, 1582, left 100 marks, to be lent to four young men of the Company, and the interest applied to charitable uses.

Sir Thomas Risett, 1582, left £200, to be lent to four young men of the Company; for the the loan of which, they were to distribute, every Sunday, in the parishes of St. Margaret, Lothbury, London, and Chippenham, in Cambridgeshire, thirteen penny loaves, to thirteen poor, in each parish; the sexton to be always one. There is no application for the loan on these terms by the young men of the Company (*Fourth Report*, p. 113); but the annual sum of £2 : 12 is paid to the parish of St. Margaret, in respect of this gift, and six two-penny loaves are distributed, every Sunday, by the parish-clerk, among the poor of the parish who have attended divine service, of whom the sexton is one.

Sir Lionel Duckett, 1585, left £200, to be lent, and the interest applied to the relief of certain poor and aged persons; the renter-warden receiving four nobles, or £1 : 6 : 8, for his trouble.

Robert Gibson, 1637, left £50, to be lent to young freemen, at five per cent.; the interest to be given in coals, in the months of October, "to the poorest, ancientest, and most impotent people" of the parish of Kirkheaton, in Yorkshire. The interest and arrears of this legacy amount to £4 : 2, which are paid to the minister of this parish.

Nicholas Slatham, 1588, left 500 marks, to be lent among

the young men of the Company, at five per cent. interest, to be applied to the relief of poor persons, in such hospital as the King would license. The interest of this legacy, amounting to £16 : 13 : 4, has always been given to St. Bartholomew's Hospital.

GIFTS FOR POOR DEBTORS.

MARSH'S GIFT.

John Marsh, in 1557, left to the Company £200, to be lent to five poor young men of the Company, at five per cent.; of the interest he directed that £5 : 6 : 8 should be paid to the curate and churchwardens of the chapel of Uxbridge, Middlesex, in trust, to give every Sunday to twenty-four people of that parish "good sweet bread," of the value of 2s. the residue of the £5 : 6 : 8 to remain to the curate and churchwardens. The remainder of the interest he directed to be applied to the relief of the poor of the parish of St. Lawrence Jewry, and of poor debtors in the prisons of the city.

This small charity is administered as directed by the founder.

The debtors belonging to the four prisons of Ludgate, Newgate, and the two Compters, being transferred to the prison in Whitecross-street, the benefactions given to debtors belonging to them are paid to the keeper of Whitecross-street-Prison, on his producing receipts, signed by the stewards, who are persons appointed by the prisoners, from among themselves, to receive and distribute such charitable payments.

This explanation will apply to

all legacies to debtors in Ludgate, Newgate, and the two Compters; which, in the several compartments into which Whitecross-street-Prison is divided, still retain these appellations.

SIR ROGER MARTIN'S GIFT.

Sir Roger Martin, 1578, left £200, to be lent to four young men of the Company, at four per cent. interest; the interest to be given to the four prisons last-mentioned.

FRANCES CLARKE'S GIFT.

It appears from the "Benefaction-Book of the Company," *Frances Clarke* gave to the Company £200 to be applied to charitable uses; and the Company agreed to pay yearly, after her death, for ever, by two half-yearly payments, £10 towards the discharging and relieving the poor people that should at any time be in "the hole of the Poultry-Compter." This legacy is also paid to the keeper of Whitecross-street-Prison.

CHARITY OF MRS. SAVAGE.

Mrs. Jane Savage, by will, (the date of which is not ascertained,) left to the Company £2,000, to be laid out in the purchase of land, of the yearly value of £100, whereof £20 to be for the use of the Company, and the remaining £80 for the discharge of poor debtors out of Ludgate, Newgate, and the two Compters.

This money was never invested in land, as directed; after proceedings in Chancery against the executors, the Company received from the legacy £1,887:10; and four-fifths of the interest of this, at four per cent. amounting to £60:8, is all that is carried to the account of the poor debtors.

The keeper of the prison in Whitecross-street, where the debtors belonging to the prisons mentioned in *Mrs. Savage's* will are now confined, annually makes out a list of persons qualified to partake of the charity, upon the inspection of which, the house-warden decides upon what relief shall be granted. The general rule is not to allow more than £6 towards the release of each debtor; and, under this rule, the fund not being exhausted, a considerable balance has accumulated.

SYMOND'S CHARITIES, A.D. 1586.

By indenture, *Peter Symonds* stipulated for the yearly payment of £10 to the use of sundry charities. 52s. of the £10 were to be distributed in the Mercers' Chapel every Friday in the year, (except the six Fridays in Lent, when it was to be distributed on Sundays,) in twelve penny "white loaves" to poor persons; provided, that once in every quarter, the persons confined in each of the two Compters, Newgate, Ludgate, Bethlem, the Marshalsea, the King's Bench, and the White Lion, in Southwark, should have on Fridays twelve penny white loaves, instead of their being distributed in the chapel. If the Company failed to give the 52s. a-year, as directed, then he gave the benefit of one-half to Christ's Hospital, and the other half to the city of Winchester.

He also gave £4:2 to the corporation of the city of Winchester. The residue of the £10 to be applied to other charities, except 3s. 4d. to be paid to the two clerks at Mercers' Hall.

The distribution of bread in Mercers' Chapel has not taken place for many years. The rea-

sons assigned are the discontinuance of service in the Chapel on Fridays, and the inconvenience which would arise from the assembling of paupers there. The accumulation of money for this purpose, from 1763 to 1818, has been vested in the funds, and produces an annual dividend of £7:10.

The annuity of £4:2 to the city of Winchester has not been paid for many years. The Company profess their willingness to pay it, when a proper authority to receive it is produced.

GIFTS TO APPRENTICES.

LADY HUNGERFORD'S LEGACY.

Lady Hungerford, by will, dated 23d January, 1671, left to the Company £1,000, the profit to be applied in binding out apprentices; and she desired, if fit boys should offer themselves out of Wiltshire or Gloucestershire, they should be preferred.

Much obscurity prevails respecting the early administration of this legacy. In the books of

the Company is an entry stating, that, by a decree of the Court of Chancery, in 1675, it was declared the Company should annually pay £30 for placing out apprentices; but the Commissioners were unable to find the decree, nor could any document be discovered, to show on what specific property the charge was fixed.

The practice has been to put out three boys annually, with a premium of £10 each, a preference being given to natives of Wiltshire or Gloucestershire; the applications, however, from these counties—though the charity is said to be “well known there,”—have been insufficient to supply the requisite number of apprentices, and the full complement has not been kept up.

In consequence of the lack of boys in these two counties, the fund had accumulated, in 1817, so as, with the original £30 charity, to produce an annuity of £42, which enables the Company to increase the premium given with each apprentice to £14.

OBSERVATION.

Never having been in Gloucestershire or Wiltshire, we cannot speak positively of the state of the male population in these counties, but we have no doubt it is sufficiently numerous to exhaust Lady Hungerford's bounty. The real state of the case we suspect to be, that scarcely a single individual in Gloucestershire or Wiltshire has ever heard of the charity, though it is said to be “well known there.” It is an instance, of which many more will occur, of the utility of giving more general publicity to charities. Innumerable charitable funds are accumulating, or wasting, merely because the parties entitled to them have no knowledge of their existence. We hope to be instrumental, in some degree, in supplying this information.

MARTIN'S GIFTS, A. D. 1630.

Giles Martin, citizen and mercer, gave £125, to purchase land, the profit to be applied to binding out poor apprentices of the parish of Mamhead, in Devonshire. No land was purchased with this legacy, but it seems the interest is paid.

Mr. Martin also left £200 to

the Company, which he “heartily prayed them to accept of,” and in lieu pay the poor of Yarcombe, Devon, £10 annually for ever. By a codicil he gave £250 additional to the Company, for better insuring them against loss by the payment of the said £10.

This sum is paid, with some augmentations from arrears, to

the vicar and churchwardens of Yarecombe, and by them distributed to the poor.

GIFTS FOR SERMONS.

In 1717, Mr. Westall left £100 to the Company, on trust, to pay 40s. for two sermons, to be annually preached in Mercers' Chapel; he also left £3 a-year, for ever, to distribute to twelve poor members of the Company, a crown each on Shrove-Tuesday; the residue of his estate he bequeathed, that the Company might, every year, put into Christ's Hospital, four boys, children of the members of the Company, if so many offered.

The intentions of this will are in general executed, but it rarely happens the presentations to Christ's Hospital exceed one per annum.

By indenture, dated 20th Henry VIII. in consideration of a bequest of £200, from *William Brown*, the Company charged themselves with the following annual payments: namely, to four poor freemen of the Company, £5 : 4 in equal portions; to the master and warden, 10s. and to the clerk, 3s. 4d. Twenty-six shillings is annually paid to four poor freemen, of the Company, who are nominated at a general court, and continue to receive the annuity during pleasure. The master, wardens, and clerk also receive their annual payments.

By the same indenture the Company covenanted that they would, every Sunday, during Lent, provide a "substantial learned man to make a sermon within the church, called the Mercers' Church, for ever." These sermons are annually preached in the Mercers' Chapel,

during Lent. The renter-warden for the year appoints a preacher for each sermon, who receives for it two guineas.

MISCELLANEOUS.

SIR JOHN ALLEN'S GIFT.

By indenture, dated the 30th of June, 1521, the master and wardens of the Mercers' Company, in consideration of £300, paid to them by Sir *John Allen*, agreed to pay to Whittington College, 4s. 4d. a-year, and to the keeper of Mercers' Chapel, 1s. 4d. a-year; also for three loads of coals, to be distributed between Hallowtide and Christmas, among poor householders in the three parishes of St. Mary Magdalen, Milk-street, St. Nicholas Acon, and St. Benet Finck, if the coals could be bought for 27s. and if not, the 27s. to be paid in money, 9s. to each parish; the churchwardens to have, for their pains, 8d.

These bequests are annually distributed agreeably to the deed, excepting that the 1s. 4d. appointed to the keeper of the chapel is now given to the clerk of the Company.

THOMAS LANGHAM'S GIFT.

In the "Legacy-Book" of the Company is the following entry: "*Thomas Langham*, for payment of £11 per annum, for ever, to the churchwardens of Clapham, in Surrey, for their poor, 4s. a-week, in bread, and 12s. per annum to the churchwardens to see the same distributed, £400."

This £11, with £6 : 15 : 7, the interest of arrears, is paid to the churchwardens of Clapham.

DAMSELL'S GIFT, A.D. 1582.

Sir W. Damell left to the

Company, in trust, £240, to distribute £5 to the poor, and to other godly uses, at their discretion, and the residue of the interest he gave to the Company. This annual sum is divided between two poor widows of the Company, who receive it during life, if they conduct themselves properly.

BERKENHEAD'S GIFT.

This is a legacy of £150, but at what period is unknown; £4

of the interest to be given for two sermons in the Mercers' Chapel, on the 30th of January and 29th of May; the remainder for wine, firing, the chapel-keeper, and clerk.

FRANCIS FLOYER'S GIFT.

This appears to be a legacy of £234, for the annual payment of £7:16 to the poor of Brent-Pelham, Hertfordshire; but the Company had lost all documents relative to this benefaction.

OBSERVATIONS.

Having laid before the reader the whole of the charities under the direction of the Mercers' Company, it will be convenient to recapitulate the names and value of each in the order they have been treated.

LANDED CHARITIES.

NAMES.	REVENUE.	NAMES.	REVENUE.
St. Paul's School	£6252	Sir Thomas Bennett	£1000
Whittington College <i>special visitor</i>		John Bancks	84
Lavington School.....	1060	Mercers' School	677
Lady Bradley's Estate (Long Acre)	<i>unknown</i>	Fishborne Charities	700
Chertsey Estate	<i>unknown</i>	Stepney Almshouses	210
Lady Gresham	908	John Rand.....	101
Sir Thomas Gresham	3040	Richard Morley	40
Trinity Hospital, Greenwich.....	<i>special visitors</i>	Horsham Free School.....	515
		Turkey Coffee-House	<i>unknown</i>

MONEY LEGACIES.

LOANS TO YOUNG MEN.

Appowell's Gift..	£100
Baskerfield's do.	200
Blundell's do.	100
Heyden's do.....	2100
Fishbourne's do.	1000
Barrett's do.	100
Lady Martin's do.....	100
Campden's do.	1000
Sir H. Rowe's do.	200
Ferrers's do.	200
Perry's do.	200
Barne's do.....	100
Duckett's do.	500
Birkbeck and others do.	350
B. Barnes's do.....	300
Waltham's do.	500
Helson's do.	33
Rivett's do.	200

L. Duckett's Gift.....	£200
Gibson's do.	50
Slatham's do.	166

FOR POOR DEBTORS.

Marsh's Gift.....	100
Martin's do.	200
Clarke's do.	100
Savage's do.	1600
Symond's do	<i>in bread</i>

LEGACIES FOR APPRENTICING.

Lady Hungerford.....	1000
Giles Martin.....	325

LEGACIES FOR SERMONS.

Westall	100
Brown	200
Perry (page 34)	270

MISCELLANEOUS.

Sir John Allen	300	Berkenhead	150
Thomas Langham	400	Floyer	234
Sir W. Dunsell	240		

SUMMARY.

Annual Landed Revenue (<i>known</i>)	£14,581
Loans for Young Men.....	7,699
For Relief of Poor Debtors	2000
For Poor Apprentices	1,325
For Sermons.....	570
Miscellaneous	1,324

Thus, it appears, the *known* annual landed revenue of the Company amounts to £14,581, exclusive of church-livings and lectureships in the gift of the Company; the legacies, in principal money, amount to £11,618. If in the rental of the Company were included the value of the charities not ascertained by the Commissioners, it is probable that the revenue of the Company, from real property, would be found not less than £20,000 per annum.

Now this sum was devised, in trust, for charitable purposes, and the question is, are the benefits derived from it commensurate to the greatness of the amount? We think not, and for proof we merely refer to two instances, the lavish expenditure on St. Paul's School, and the seven sinecure lectureships of Gresham College. Some thousands might be annually saved from these two sources only, and, God knows, there is enough of ignorance, and want, and nakedness, in this great City, on which they might be more laudably expended than in expounding the philosophy of JACOB BEHMAN, or in sumptuous feasting, and useless piles of brick and mortar.

No one can object to magnificent structures, when they are proportioned to the dignity or utility of the object for which they are erected; but it strikes us that 153 charity-boys might *hic—hæc—hoc* in a less costly building than that just completed for them in St. Paul's Church-yard; and we really cannot help suspecting that the planners of this stately temple, out of eleemosynary funds, had more in view the giving additional *éclat* to the "Apposition Dinner," than in advancing the real object of Dean Colet's bounty.

However, the whole subject is now fairly before the public, and we have little doubt that any particular attention from this potent personage will tend to improve whatever may be materially amiss. The great obstacle to a better administration of public charities is removed by the facilities afforded for exposing their real situation. Although the fee of a guinea for attendance on school-committees shows that, even with the gentlemen of the Mercers' Company, mere lucre is not without its attraction, yet we have the charity to think, they would readily sacrifice present emoluments for the sake of any plan that could be shown to be more generally beneficial, and consonant to the duties of the trust. They are in the state of most associated bodies, they have a manifest interest in *being quiet*, in enjoying "the good the gods have provided," since that imaginary being, the *corporate capacity*, bears the blame of all abuse, corruption, and negligence, while, as *individuals*, they do not feel themselves directly called upon to originate any change or reform, even though they singly see and admit its utility.

All that appears to be required of them is, *first*, to multiply the objects of their charities, as far as the funds will permit; *secondly*, to avoid all unnecessary and ostentatious expenditure; *thirdly*, when education is to be provided, let it be such education as is most useful and suited to the changes of the times; and, above all things, let it be given to those who would, otherwise, remain without instruction.

In acting on these suggestions the Company will have no reason to reproach themselves with deviating from the institutions of the founders. The object of these benevolent men was to do good; and, could they rise from their graves, we are confident they would be the first to admit their intentions had been faithfully executed, by providing for vicissitudes which they could not possibly foresee, but to which their motives clearly indicate they intended their charities should be directed.

Haberdashers' Company.

OBSERVATION.

The Haberdashers were incorporated into a Company in the year 1447, and consist of a master, wardens, court of assistants, and livery. Their business was formerly much more extensive, and not confined, as at present, to the lighter articles of a lady's wardrobe, but extended to the sale of hardware, as daggers, swords, knives, spurs; also, of glasses, dials, spoons, lanterns, &c. They form the eighth of the twelve principal companies, from which the lord mayors have been mostly chosen. The hall is situated in Maiden-lane, Wood-street. The clerk of the company, who appears to have been the person chiefly examined by the Commissioners, is Thomas George Knappe, Esq.

LANDED CHARITIES.

WILLIAM JONES.

1. CHARITIES AT MONMOUTH.

William Jones, by will, dated 26th December, 1614, bequeathed as follows: "I give to the Company of Haberdashers, in London, the sum of £9000 of current money, to ordain a preacher, a free-school, and almshouses for twenty poor old diseased people, as blind and lame, as it shall seem best to them, of the town of Monmouth, where it shall be bestowed; of this £9000, £6000, is already paid to the Company

of Haberdashers, so there remaineth yet £3000 to be paid unto the Company of Haberdashers, by my executors, within a year after my decease."

Pursuant to this will, the several charities were established by letters patent of James I. the master and wardens of the Company being constituted governors, with power to purchase lands, and make regulations for the government of the almshouses, school, &c. Four parcels of ground were purchased in Monmouth, upon which were erected the buildings specified in the letters patent; namely,—

Twenty almshouses, for ten men, and ten women.

A school-house.

Dwelling-house and garden, for the schoolmaster.

Dwelling-house, for the usher or under-master.

House, offices and garden, for the preacher or lecturer.

The original cost of these buildings was £3400.

The revenues of this charity are derived from an estate called Hatcham-Barnes, situate at New Cross, Surrey, and in the adjoining parish of St. Paul, Deptford, Kent. It comprises 366 acres, which were bought for £7,180; this, added to the cost of the premises, at Monmouth, makes an aggregate expenditure of £10,580, exceeding by £1,580 the sum received from the estates of *Mr. Jones*, for the establishment of the charity. Towards this

excess the Company applied a legacy of £1000, left by *Mr. Jones* for their trouble in managing his endowments; and the rest was paid out of the Company's funds.

Soon after the Hatcham estate came into the Company's possession, it appears to have been let to one tenant for £320 per annum, and it was held by several successive tenants at that rent. In 1674-5, the leases of the property were bought by the Company for £2,967; these leases expired in 1697, when the rents

received from the actual occupiers amounted to £550.

The money applied in the purchases of these leases was part of a larger sum produced by the sale of lands in Huntingdonshire, belonging to another charity, founded by *Jones*, of Newland, in Gloucestershire, and of which, likewise, the Company were governors. This appears to have been an extraordinary transaction, and to have wrought great detriment to the Newland property, to which we shall shortly come, only adverting to it now so far as is necessary to explain the progress of the Monmouth foundation.

In 1697-8, an information was filed, by the inhabitants of Newland, against the Company, praying, among other things, for an account how the money given by Mr. *Jones*, for the establishment of the Newland charity, had been disposed of; and in the course of the proceedings in

this cause, a sequestration issued, in 1703, against the estate, at Hatcham-Barnes, the Company's Hall, and other property; upon which another information was filed, by the people of Monmouth, against the Company. Several decrees followed; the result of which was the appointment, by Chancery, of a receiver of the rents and profits of the Hatcham property, with the approbation of the Company, and of the lecturer of Monmouth, and the master and usher of Monmouth School.

Since this period the leases of the Hatcham estate have been granted under the authority of the Court of Chancery, upon a reference to a master (at which the lecturer, master, and usher attend by their counsel,) and his report thereupon, approving the terms. The present holdings, under this management, are as follow:—

Charles Thomas Holcombe, Hatcham Manor-farm, eighty-eight acres, for 105 years, from 1763; rent	£	s.
Executors of John Varnham, house and land, at New Cross, sixteen acres, for 150 years, from 1763; rent	120	3
Joseph Hardcastle, Hatcham-house, and lands, sixteen acres, for 150 years, from 1763; rent	36	6
Robert Edmonds, ten acres, for 150 years; rent	32	0
Representatives of Henry Brougham, farm, tile-kiln, several houses, and land, for 71 years; rent	17	11
William Holcombe, farm at New Cross, ninety-two acres, for 81 years, from 1778; rent	121	0
William Holcombe, meadow-land, twenty-two acres, for 21 years, from 1820; rent	142	0
Ditto, farm at New Cross, seventy-one acres, for 14 years, from 1822; rent	95	0
N. B. The previous rent of the last was £250.	210	0

The total rental is £771. In addition to which there is now standing, in the accountant-general's name, in trust for the Monmouth charities, the sum of £5,970 : 16 : 4, three per cent. consols; which fund is intended for repairs and rebuilding the

charity premises. With this view it is kept as an accumulating fund, and the dividends are not brought into the account of the annual receipt.

The Commissioners express their surprise at the extraordinary length of some of the leases, by

which the property is tied up, under terms which, at the present time, fall far short of the actual value.

Two sets of statutes, for the regulation of the Monmouth charities, were drawn up by the governors, in 1616. By these it is ordained the school shall be free for all children, those of Monmouth first, then others in the county, provided the number does not exceed the "*convenient ability of the teacher*," the determining which is left to the *teacher*, and, at the most, not above 100 scholars.

Admission 2s., the poorer sort 6d.; two-thirds to the master and one-third to the usher.

The *master* not to be absent more than thirty days in the year, except at the time of breaking up; and the *usher* not more than twenty days; that each should be removable if advanced to any other place or living; that they should inhabit the houses respectively built for them, and keep them in repair; and that the master should have a salary of £60 and the usher £30 per annum.

The *preacher* to be a master of arts; not to be absent more than forty days in the year; to hold no other preferment with cure; twice every year to visit the school and examine the scholars; to inhabit the house built for him, and receive, for his stipend, £66 : 13 : 4.

These different allowances were augmented by a decree of Chancery, in 1708. The lecturer's salary, at present, is £140 a year; schoolmaster £120; usher £60. £314 is expended on the twenty almspeople. These, with other outgoings, make the total expenditure on the Monmouth

charity £735 : 12 : 2, leaving a surplus of £43 : 17 : 6.

Twenty-one scholars are now on the foundation, of whom one is from the county, the rest from the town of Monmouth; and one scholar and five boarders from other counties, who pay for their education. The free-scholars are admitted by the master, who assured the Commissioners that all were admitted who applied from the town or county, without any other qualification than the being able to read English.

They are taught Latin, Greek, and English, gratis: for instruction in writing, arithmetic, geography, and merchant-accompts they pay £3 a year each.

The master and usher are appointed by the Company, and, of late years, have always been clergymen.

Some dissatisfaction has been expressed by the inhabitants of Monmouth, that the school is not thrown open as a free-school, for teaching more useful branches of knowledge without the classics (unless desired); but the governors, *considering themselves bound, by the terms of the foundation*, to maintain this as a grammar-school, do not feel warranted in altering the plan of instruction.

The almspeople are appointed by the Company, on the nomination of the corporation of Monmouth.

II. CHARITIES AT NEWLAND.

Beside the Monmouth charity, Mr. *Jones* bequeathed £5000, to the Company, for the maintenance of a preacher, and for the erection of almshouses, for the poor of Newland, in Gloucestershire. Premises were purchased,

and a dwelling for the preacher, and almshouses for sixteen poor persons erected; and, by letters patent, of 17 James I., the Company were constituted governors of the charity, with power to make statutes, and to possess lands for the support thereof, not exceeding the yearly value of £200.

In 1622, the Company purchased, of Sir Oliver Luke, the manors of Caldecott and Hardwicke, with several messuages and lands, in the county of Huntingdon, for the sum of £4,500. In 1674, these manors and premises were let for £248, when the entire property was sold, by the Company, for £4,615 : 17 : 8.

The produce of this sale, to the amount of £2,967, was employed, as already noticed, in buying up the leases of the Hatcham-Barnes estate, forming the Monmouth endowment; the remaining £1,648 : 17 : 8 passed into the *general fund* of the Company, and the payments, afterwards, made on account of *both* charities, were from the revenue of Hatcham-Barnes.

This diversion of the Newland endowment gave rise to proceedings in Chancery, which terminated in a decree of the Court, in 1708, by which the Company were made liable to the annual payment of £200 to the Newland charity. The present annual payments amount to £229 : 6 : 10; of which sum £66 is paid to the lecturer, and 3s. weekly, to each of the almspeople.

By the statutes, the lecturer is required to preach every Lord's Day, either in the parish church

or some public chapel. The almspeople are nominated by the parishioners, in vestry, and appointed by the Company.

III. LECTURESHIP, ST. BARTHOLOMEW CHURCH.

Mr. Jones left £1,440, to the Company, for the maintenance of nine poor of the Company, £8 sterling a year each; and which annuities are now paid, quarterly, to nine freemen of the fraternity, who are appointed, as vacancies occur, by the court of assistants.

Mr. Jones, also, devised as follows:—"I give my house in " Sithe's Lane, (now Size-lane,) " which cost me more than " £1,000, and is now rented at " £70 per annum; and, with it, I " give, in money, £600, to some " learned and faithful preacher, " as the Company of Haberdashers shall appoint; in all " £1,600."

Under this devise, the Company, in 1614, appointed the Rev. John Downam lecturer, at St. Bartholomew's church, behind the Royal Exchange, and he received the rent of the house in Size lane, and interest on the £600. In 1641, the Company purchased a house, in Fleet-street, called the " Lamb, for £914, of which Mr. Jones £600 formed part; and, from that time the rent of these premises have been applied to the maintenance of the lectureship.

The lecture is still preached at the same church every Tuesday morning.

The present state of this property is as follows:—

Three messuages, on the east-side of Size-lane, held by Mrs. Jackson, for forty years, from 1790; rent	£26)
A house in Fleet-street, and two in Apollo-court, held by the executors of James Felts, for 21 years, from 1811; rent	100	0

These rents, with the interest fines, make the total income of of some small sums arising from the lecturer £141 : 3 : 2.

OBSERVATION.

We thought it best to go through the whole of Jones's charities before introducing any remarks, and first of the Monmouth endowment. It appears £771 is yearly expended on this charity, £314 on twenty almspeople, £140 on a lecturer, and the residue in teaching twenty boys Latin and Greek. With this disbursement—especially the last—the inhabitants of Monmouth do not seem perfectly satisfied. They wish the grammar-school to be a free-school, for teaching such knowledge as they are desirous their children should learn, and be useful to them in after-life, and not reduced to Hobson's choice, of swallowing Latin and Greek, or nothing at all. This, it must be confessed, appears reasonable, and were Mr. Jones alive, I dare say he would willingly indulge their inclinations;—his object being not to benefit the preacher, nor the teacher, nor the worshipful Company, but the good people of Monmouth.

But the Governors say they cannot deviate from the statutes of the founder. Oh, ye precious "Haberdashers of points and particles,"—what did you do with the Newland charity? Did you not deprive it of its landed security to buy up the leases of the Hatcham-Barnes estate, and then grant enormous long leases at low rents to—we were going to say, yourselves or friends—but Heaven forbid we should suspect the world of such monstrous wickedness, living, as we do, in an age so exemplarily free from all imputation of "pecuniary taint!" There are, however, instances of trustees, of "high degree," taking leases of the trust-property, or letting them to others on terms for which a *bonus*, privately administered, is a consideration. We do not think such odious practices have crept into the administration of the Haberdashers' Company, or, if we did, we should be sorry to have it to prove in a court of justice under the present law of libel against the "*general fund*" of so wealthy a fraternity.

Leaving these general matters, let us come to points of practical utility. There is a surplus fund of £5,970, three per cent. consols, due to the Monmouth charity. Now do not let this sum be wasted, let it be applied in the establishment of an extensive free-school, of popular instruction, or some object really useful to the inhabitants of Monmouth. At all events, do not expend it in erecting a splendid pauper-house, fit only for Dukes or Lords, nor in some pompous pagoda, for charity boys to hiccup, from morn to night, *hunc—hanc—hoc*! Eschew this folly, we pray, ye worshipful vendors of cotton-balls and needles!

Five thousand pounds was left, by Jones, for the Newland charity; this was vested in land, which, in 1674, was sold to buy up the leases of the Hatcham-Barnes estate. The extent of loss sustained by the inhabitants of Newland, from this "extraordinary transaction," as the Commissioners term it, cannot now be ascertained. The Company pay little more than £200 on account of the Newland endowment; but had the original investment continued, the produce must have been double or treble that amount.

Of the St. Bartholomew lectureship, on which £140 is yearly expended, we do not wish to speak with any disrespect. It is at present held by the Rev. Mr. Wilkinson; and, as we sometimes drop in, we can say, of our own knowledge, it is regularly delivered, and respectably attended.

SOMERS'S CHARITY.

This was a devise, in the sixteenth century, of a tenement in St. Dunstan in the East, of the annual value of £3, for the per-

formance of a yearly obit of 30s. and for the payment of 12s. to twelve poor men, free of the Company, and 2s. to the clerk and beadle.

These premises are supposed to have been sold early in the seventeenth century, and the payments charged upon them, owing to the embarrassments of the Company's affairs, discontinued about 1699. The Commissioners saw no reason why these payments should not be resumed, and the Company have subsequently expressed an intention of putting 12s. annually into the poor's box, in satisfaction of Somers's charity.

PEACOCK'S CHARITY.

Sir *Stephen Peacock*, by will, dated 3d November, 1535, left lands, in the parish of St. Sepulchre, on condition of making certain charitable payments, amounting, in the whole, to £2:17:4. The Company have no copy of this will, nor is any to be found at Doctors' Commons.

In 1802, the premises which supported this charity, consisting of three houses in the Old Bailey, were sold to the corporation of London for £1,200. This sum was invested in the funds till the year 1812, when the following premises were purchased, at the cost of £1,200.

A house in Crutched-friars, No. 24, leased to Wager Taylor; rent £47:12.

Two coach-houses and a stable in French-Horn-yard, Crutched-friars, leased to Messrs. Arthur; rent £25.

From this rental of £72:12, the sum of £17:19:10 is annually paid, and of which £8 is given to debtors in Whitecross-street.

BARNES'S CHARITY, A.D. 1557.

This was the testator's interest in the lease of a windmill, at Finsbury, for the benefit of

the almspeople, in Staining-lane. In 1678, the court of assistants ordered £4 to be annually paid in satisfaction of this legacy, but this order appears never to have been acted upon.

BUCKLAND'S CHARITY, A.D. 1573.

Four poor members receive 20s. each, in January, under the name of "Buckland's charity."

Twenty shillings a-year are paid to the churchwardens of St. Michael-le-Quern, on the same account.

Twenty shillings were also paid to the poor of Shepperton, on the same account, till 1812, when, for some reason, not clearly explained, it was discontinued.

These payments were charged on two houses in Paternoster-row, which were sold, by the Company, in 1675, for £150, to meet various debts contracted in rebuilding their hall.

LADY BURGHELEY'S CHARITY.

In 1583, the Company, in consideration of £200 paid to them, by Lady Burghley, agreed to pay £10 annually to the poor of Cheshunt, and for the maintenance of four sermons yearly.

Also, by indenture, dated 19th January, 1585, the Company acknowledge the receipt of £210, to be applied—*first*, £120 to be lent to six inhabitants of Romford, a husbandman, a smith, a carpenter, a baker, a shoemaker, and a tailor, if such could be found, if not, persons of other occupations, £20 each, for two years, without interest, secured by bond, with two sufficient sureties; *second*, £80, to be lent to the inhabitants of Hoddesden, Cheshunt, and Waltham-Abbey,

of similar trades, £13 : 6 : 8 each, for two years; the remaining £10 to be for the benefit of the Company.

With respect to the first annuity of £10, it is paid to the churchwardens of Cheshunt. The loan of £120 to six poor tradesmen of Romford has been constantly lent, agreeably to the appointment of Lady Burghley. The loan of £80 to the inhabitants of Hoddesden, &c. has been discontinued since 1670, and is supposed to have been lost by the failure of the securities.

FREE-SCHOOL, BUNBURY,
CHESHIRE.

This school was founded, 1594, under the title of the "Free Grammar-School of Thomas Aldersey, in Bunbury;" to consist of a schoolmaster and usher, a preacher and curate: the master and wardens of the Company, and the preacher and schoolmaster being constituted governors of the charity.

For the support of the school, *Thomas Aldersey*, the founder, devised to John Aldersey, for 500 years, at a rent of £122, the rectory and church of Bunbury, also the tithes of various parishes in the county of Chester; also the tithes, oblations, &c. of the township of Ridley, to Ralph Egerton, for 2000 years, at the yearly rent of £8. Lastly, he leased to the governors, for 2000 years, at the rent of a red rose, the chantry-house and appurtenances, in Bunbury, with several other messuages, crofts, and meadows, in the same parish, and the amount and situation of which is not stated: this last devise was stated to be for "the better maintenance of the preacher, schoolmaster, and usher of Bunbury-

School, and to the intent that they might be sufficiently provided with competent dwelling-houses, and for the better applying themselves to their several offices."

Mr. Aldersey made statutes for the government of the school, which, among other things, comprised the following:—

That the school should be free for all children, especially for those born in the parish of Bunbury, provided the number does not exceed the convenient ability of the teachers, for profitable instruction, which part is left to the master for the time being to determine.

The number of female children are to be few, and to continue only till nine years old, or they can read English.

The terms of admission to be 12*d.*; the poorer sort to pay only 4*d.*: which money is to be equally divided between the master and usher.

The salary of the schoolmaster to be £20 a-year, with the chantry-house, orchard, garden, and croft.

The usher to have £10 yearly, with a dwelling, and seven roods of land in length, and four in breadth.

The preacher to have his dwelling and land, and a salary of 100 marks, (£66 : 13 : 4).

The curate, being unmarried, to have one room in the preacher's house, and a salary of £20.

The sum of £10 to be yearly distributed among the poor of Bunbury; and £3 : 6 : 8 among the poor of the Company.

APPLICATION.

The school has been always kept up under the superintendence of the master and usher;

and, till lately, afforded only common education in reading, writing, and arithmetic, the salaries being inadequate to procure masters qualified to give classical instruction. The school is divided into two departments; one under the master, the other under the usher. In the master's division are taught the classics, reading, writing, arithmetic, book-keeping, mensuration, &c. In the usher's, at present, only reading and spelling are taught. The usher is far advanced in years.

Greek, Latin, reading, and English grammar are taught gratis; for the other instruction given, each scholar pays 7s. 6d. a quarter.

The children all belong to the parish of Bunbury. No form of recommendation is required. The parents take them either to the master or usher, and, on payment of 2s. or 1s. as entrance-money, they are admitted.

The whole income of this endowment, amounting to £130 per annum, is paid by the Aldersey family, the proprietors of the leases of the founder. They receive the £8, reserved in the lease of the tithes of Ripley, from Sir W. Pepys, to whom that lease now belongs.

The salaries of the masters, their residences, and other applications of the funds of this charity, appear to be administered agreeably to the directions of the founder.

JETSON'S CHARITIES, A.D. 1622.

These were a devise to the Company of certain premises, in the parish of St. Giles without Cripplegate, London, for various charitable purposes. The rents of the property, at the time, appear to have amounted to £102 : 12 ; which, among others, were directed to be applied :—

	£	s.	d.
To six poor old or lame of the Company	15	12	0
To the poor of the parish of Lambeth	3	0	0
To the poor of the parish of Kinver, Staffordshire	5	0	0
To three poor scholars, studying divinity, in Trinity-College, Cambridge, to be chosen by the heads of the College	20	0	0
To the maintenance of a divinity-lecture, in Lambeth	6	0	0
To the preacher at Paul's Cross	5	0	0

The remaining applications were chiefly to the several hospitals in London, and to the bea-dles and clerk of the Company.

The estate, on which these payments were charged, consists now of eighteen houses in Haberdashers' Square, and six houses in Grub-street, in the parish of St. Giles, Cripplegate, which are let, on a repairing lease, to

Richard Packer, for forty years, from 1789, at the yearly rent of £97.

The money-payments seem to be made nearly as directed by the testator. The £5 directed to be paid to the preacher at Paul's Cross is now paid to poor clergymen of the church of England, appointed by the master and wardens.

OBSERVATION.

When Mr. Packer's lease expires in 1829, we hope a better bargain will be made with the next lessee. It appears extraordinary, that premises in London, even under a repairing lease, should only let for £97, which, two centuries preceding, let for £102. Perhaps Mr. Packer covenanted to re-

build the houses and leave them well tenanted; nothing less, we think, would be an equivalent for the increased value of the property.

NEWPORT FREE-SCHOOL.

(Fifth Report.)

The revenue proceeding from the charities of Mr. Adams is very considerable, and apparently without any adequate object of appropriation.

It appears, by an indenture, dated 26th of November, 1656, (not 1756, as stated in the Report,*) that *William Adams* conveyed to the Haberdashers' Company, in trust, who are described as "the governors of the possessions and revenues of the free grammar-school of Newport, in the county of Salop," extensive estates, consisting of Knighton-Grange, in Staffordshire, and of other messuages and tenements, in Adbaston, for the maintenance of a grammar-school, and other charities, which he had established, conditioning that they should pay yearly out of the produce of the said property,—

First, £20 to a godly and orthodox minister of the town of Newport, for weekly catechizing the scholars, children, and servants, who should frequent Newport-church, and instruct them in the grounds of the Christian religion: in default, the money to be applied to the poor of the parish, or

other object, for the benefit of the town of Newport.

Secondly, £40 to an able and learned schoolmaster, and £20 to an usher, conditioning they should observe the statutes and ordinances of the founder; on default, the money to be applied as last-mentioned.

Thirdly, £24 to be applied yearly in binding three poor boys apprentice, born in Newport, or at Chetwin-end, to serve in London or Shrewsbury, or other manufacturing town; the boys not to be under twelve years of age, nor to exceed eighteen, and to be chosen between the 25th of December and the 2d of February, by the minister and schoolmaster, the churchwardens of the parish, and five inhabitants, elected in vestry for the purpose by the parishioners. The boys to be *orphans*, or if such could not be had, fatherless and poor; or, if not such, the children of the "*poorest men*" living in the town of Newport or at Chetwin-end.

Every seventh year no election of boys was to take place; in lieu, the £24 was to be applied to pay the travelling expenses of a visitation, appointed by the Company, to examine the state of the charity.

* We have met with a few instances of inadvertence, or, perhaps, carelessness, in drawing up the Reports; in some, the account of charities is unreasonably condensed, in others, they are unnecessarily full, by incorporating, almost at length,—as in that before us,—the indenture of foundation. There are some other errors and negligences of minor importance; for example, the mistake of a Wool-pack for a Wheat-sheaf, (p. 18,) and of a century in the date of the Newport charities; in page 128, *Second Report*, the revenues of Aske's Hospital are confusedly and almost unintelligibly stated; and at page 294, *Sixth Report*, in giving an account of Sir Thomas Gresham's charities, the founder is idly called Sir Robert Gresham, though only a few lines preceding, he is called by his proper name, Sir Thomas. The *réducteurs* of these Reports, no doubt, have a difficult task to perform, and the epicure HORACE has somewhere an apologetic line for them, in which he allows that intervals of sluggishness, and even remissness, may intervene in undertakings of great labour and protracted duration.

Fourthly, 24s. to be paid for a yearly examination of the charity by four ministers, and three "others, the best knowing and judicious and qualified" persons.

Fifthly, 20s. yearly to a poor scholar of the school, for ringing the school-bell.

Sixthly, 20s. yearly to a poor scholar, or 10s. each to two scholars, for sweeping the school, and keeping it clean.

Seventhly, £5 yearly, for repairs of the school, or, if such repairs could be dispensed with, then the £5 to be given to the master, for the repairs of his house.

Eighthly, £20 yearly, towards the maintenance of four scholars belonging to Newport-school, for four years, at one of the colleges of Oxford or Cambridge; one scholar to be chosen every year, and the exhibition-money paid half-yearly.

Ninthly, £20:16 to be paid to four aged and poor people, two of whom to be widowers or bachelors, and the other two to be widows or maids of Newport, who should be past their labour, and dwell in the afore-mentioned almshouses. Should this provision be abused by drinking, or other disorderly conduct, any of the almspeople may be displaced.

Tenthly, and lastly, £20 to be paid to twenty poor of the Company, and 40s. to the clerk and beadles.

Under this indenture, it was provided, that, should there be any loss or failure of the rents, the deficiency should be made good from the £24 appointed for placing out apprentices.

Mr. *Adams* purchased the ground, and erected a spacious school-house, two houses for the master and usher, and the alms-

house, prior to this indenture, which was confirmed by an act of parliament, passed in the 12th of Charles II.; by which the Company were empowered to hold lands and tenements for the support of the charities founded by *Adams*, not exceeding, in the whole, £300 per annum. It was also provided that the property so vested should be exempt from all taxes and assessments, imposed by authority of parliament, or otherwise.

By the will of Mr. *Adams*, dated 6th July, 1660, he devised to the Company the wood growing on the estate, and which he had reserved in the original conveyance to the Company, and the produce of which was sold, in 1667, and invested in the purchase of a messuage and land, at Woodseves, in the parish of Drayton.

The whole of the property at Knighton and Adbastan, as well as the newly-purchased estate at Drayton, was, in 1667, leased to Luke Justice, for seventy years, at a rent of £175. The same premises were re-leased, in 1714, to William Justice, for another term of seventy years, at the same rent of £175. The Commissioners naturally express their surprise at such a mode of letting the estates to the Justice family.

At the expiration of the last lease, in 1784, the property was let, in separate farms, on leases of twenty-one and a half years, at a total annual rental of £474:14; which considerably exceeding £175, the amount of payments prescribed by the founder, it became necessary to obtain the directions of the Court of Chancery as to the disposal of the surplus.

APPLICATION.

A decree, respecting the property, was made by the Court of Chancery, in 1797, and a subsequent decree, on the 6th December, 1808, on account of a further

advance of the rents, on leases of fourteen years, to the sum of £766 : 17. The following yearly payments, on account of the charity, were then directed to be made :—

To the minister of Newport	£60	0
To the schoolmaster	150	0
To the usher	75	0
To putting out the apprentices	54	0
To the visitors of the school	2	10
To the boy for ringing the bell	3	0
To the boy for sweeping the school	3	0
Repairs for school-house and almshouses	10	0
Four exhibitions at the universities	90	0
To four almspeople	78	0
To twenty poor of the Company	75	0
To the clerk and beadles of ditto	9	0
To a master, for teaching writing and arithmetic	45	0
Woodreve	2	0
The receiver	21	0
Repairing fences and planting	2	0
Insurance	2	10
Quit-rents to the Crown, for Knighton manor ..	0	5
Allowance for books	10	0
	<hr/>	<hr/>
	£692	5

The leases, for fourteen years, having expired at Michaelmas, 1819, new leases were granted, under the direction of the Court, for twenty-one years, at advanced rents; but the expenditure still

continues regulated by the decree of 1808.

The present tenants, and the rents payable by each, are as under :—

Thomas Thompson	£84	0	0
John Lawrence	125	0	0
Thomas Arkinstall	224	0	0
John Furber	212	0	0
Richard Thursfield	243	0	0
Widow Watkins	13	13	6
Joseph Hayward	10	10	0
Eleanor Ray	9	0	0
Woodland (produce of)	36	0	0
	<hr/>	<hr/>	<hr/>
	£957	3	6

The total number of acres, in these different lettings, is 883, including sixty-two acres of woodland, kept in the hands of the Company.

Considerable falls of timber have been made since 1784, from

which, and the accumulation of surplus income, there remained, in the hands of the accountant-general, at the time of the inquiry, in May, 1820, the sum of £12,426 : 0 : 5, three per cent. Consols, yielding an annual divi-

dend of £372 : 15 : 7, which, added to the rental above stated, makes a total annual income of £1,329 : 19 : 1.

STATE OF THE CHARITY.

The free grammar-school which, by the statute of the founder, was destined for eighty scholars, consisted, at the period of the inquiry, of only thirty-eight; and it appeared that, in 1814, there had been only thirty-three.

The course of education, which was appointed, by the statutes, to embrace the Hebrew language, had been confined, in practice, to Greek and Latin, with the addition of writing and arithmetic; which alteration was made by the Company, about 1784, on the increase of the rents. The writing-master, also, gives lessons in mathematics to such scholars as desire them.

The master and usher are appointed by the Company, on certificate of qualification, from the visitors appointed by the Company.

The university exhibitions, the almshouses, and the apprentices seem to be managed as directed by the founder.

The annuity of £60 a year to the minister is paid to the resident officiating curate, agreeably

to the provisions of the foundation-deed.

EXTRACTS FROM THE STATUTES.

The school shall be for ever free for the teaching of the Latin, Greek, and Hebrew tongues, or any of them, to four-score scholars.

No children that have upon them any noisome or infectious disease shall be admitted.

The school hours, from the 10th of March to the 10th of September, shall be from six o'clock in the morning to eleven, and from one o'clock till four in the afternoon; and, from the said 10th of September till the 10th of March, from seven o'clock in the morning till eleven, (except for two months, when the days are at the shortest, then to repair to school by half-past seven,) and in the afternoon from one o'clock till five, if the daylight continues so long, so that no candles may be used for teaching.

The statutes are to be fairly written, and hung up conspicuously in the school.

The master is to have attained the degree of M.A. and the usher of B.A. in one of the universities.

OBSERVATION.

In the leasing and general management of *Adams's* endowment there appears to have been a considerable want of wisdom and economy; however, as the charity is now in a flourishing state, that is, as to the amount of the revenue and the surplus fund, we trust something decidedly beneficial to the people of Newport will be hereafter attempted. The teaching of about thirty boys Latin and Greek, and the maintenance of four almspeople are objects vastly disproportioned to the ample amount of the revenues. As to the £60 yearly paid to the curate, we should deem it his duty, *ex-officio*, to catechise and religiously instruct the children and servants who frequent the parish church, without any allowance from the charity.

A reserve of £12,426, three per cent. Consols, and a surplus income of £637, form an excellent resource for establishing a highly advantageous undertaking.

Perhaps, an extensive free-school, of popular instruction, for the inhabitants of Newport, would be a desirable application; but of this or any other scheme

those who live on the spot will be best able to decide. At all events, we humbly hope the Company will not be entirely regardless of the suggestions we ventured to offer on a former occasion, and that they will forbear wasting the property of the charity in expensive and useless erections. However much such imposing projects may tend to fill the coffers of the builders and surveyors, and their friends, it certainly does not forward the real object of the founders, to *BETTER the state of the poor.*

MORGAN'S CHARITY, A.D. 1604.

This was a devise of certain property in Budge-row, White-Lion-court, Fleet-street, and at Stratford-Langthorne, Essex, on condition of paying £20 yearly to the poor of the parish of Oswestry. It was subject to other interests, and the only part of the estate remaining is that in White-Lion-court, consisting of a range of printing-offices, let to Mr. James Swan, on lease, from Midsummer, 1817, for twenty-one years, at the rent of £130 for the first seven years, and, after that period, at the rent of £150 per annum.

The annuity to the poor of Oswestry is regularly paid, though doubts have been raised about the liability of the Company.

CALDWALL'S CHARITY, A.D. 1614.

This was a devise of a freehold messuage, on Ludgate-hill, to various charitable uses; the house was burnt in 1666, and the ground on which it stood, in

A house in Bishopsgate-street, in the parish of St. Martin, Outwich, London, let, on a building lease, to Mrs. Payne, for 61 years, from Christmas, 1807, at a rent of £91 15 8
A house in Helmet-court, behind the last mentioned house, let, on lease, to Mr. Skinner, at a rent of 17 3 4

The payments are made as directed by the testator, with some augmentation. The widows are selected, by the master and wardens, from among the most necessitous.

OFFLEY'S LEGACIES, A.D. 1596.

First, £200 to be lent to

1667, sold to the City, for the purpose of widening the street, for £92 : 10. On account of the bequest certain payments are made annually, amounting in the whole to £9 : 5 : 8; of which sum £2 : 3 : 4 is to the poor of the parish of Rolleston, Staffordshire.

MRS. WHITMORE'S CHARITY.

Mrs. Ann Whitmore, 1613, left certain messuages, with their appurtenances, on the condition, *first*, that the Company should pay £5 yearly for the poor of the parish of St. Edmund the King, in Lombard-street; *second*, that they should deliver, yearly, to ten poor widows of the Company, each, a gown, containing three yards of broad cloth, also one ell of Holland, of the price of 2s. the ell; the residue of the rents to be applied for the use of the Company.

The property charged with these payments consists, at present, of the following premises :—

four young men of the Company, £50 each, for the space of five years.

Second, £200 to be employed by the Company, on consideration of paying twenty poor persons of the Company 10s. each, on the election-day, for ever.

almshouses still remain; they contain each two rooms and a small cellar, and are inhabited by six old single men, appointed by the court of assistants.

The premises charged with the payment of £80 a-year now consist of fifteen houses in Mincinglane and Tower-street, the property of Mr. Biscoe, of Horkwood, near Godstone, Surrey, and are amply sufficient to secure the annuity, which, as well as the other payments, are applied as directed by the donor.

2. Mr. *Hamond* left £1,000, for the purchase of impropriate church-livings, the ministers of which, appointed by the Company, were not to hold other preferment, nor be non-resident more than forty days in any one year.

This legacy was received in 1652, and, in 1657, the Company laid out £1,400 in the purchase of the rectory of Aure and chapelry of Blakeney, in Gloucestershire.

To the parish of St. Nicholas-Cole-Abbey, yearly	£ 8	0	0
To the poor of the Company	20	0	0
To buy corn	8	0	0
To St. Thomas's Hospital	8	0	0
To Christ's Hospital	5	0	0
To Bridewell Hospital	3	0	0
To St. Bartholomew's Hospital	4	0	0
To release prisoners	10	0	0
To the Warden of the Company	2	0	0
To the Clerk	1	0	0
To the Beadles	1	0	0
	<hr/> £70 0 0		

This entry is the only document the Company possess respecting the origin of this charity. They have not got the

The Company present to this preferment. When the present incumbent was presented, in 1806, the value of the two appointments was estimated at £600, since which time it has probably increased.

3. Mr. *Hamond* also gave £500 to the Company, to be lent, *gratis*, to five young men of the Company; silkmen, if any, to be preferred.

The payment of these loans was discontinued after 1678.

HAZLEFOOT'S CHARITY.

In an old book belonging to the Company, entitled, "*The Title-Deed-Book*," it is stated, Henry Hazlefoot, Esq. conveyed, by indenture, in 1646, for the use of the Company, a freehold estate and manor, called Pitley-farm, in the parish of Great Bardfield, in Essex, of the yearly value of £70, which he directed to be distributed as under:—

indenture, nor any copy thereof.

The property under the benefaction now consists of

Pitley-Farm, in Essex, containing 212 acres, leased to John

Ruse, for fourteen years, from 1807, at a yearly rent of£180 0 0

A copyhold estate, at Matcham, Essex, comprising thirty-two acres, on lease, to Daniel Cannon and John Carpenter, for

fourteen years, from 1818, at a rent of 45 0 0

£225 0 0

Only £43 appears to be annually disbursed out of the rental of £225, the residue falling into the *general fund* of the Company.

According to the statement of the original grant, mentioned above, the payments equalled the whole amount of the rent then paid, and a question thence arises, whether the whole of the improved rent is not applicable

to the purposes of the charity, the respective payments receiving a proportional increase? It is, however, to be observed, that the statement imports that the payments were to be made "out of" the rents and profits, and the short abstract there given of the grant seems hardly to afford sufficient ground for saying, that the practice which has uniformly prevailed is incorrect.

OBSERVATION.

The last paragraph is taken nearly verbatim from the Report. In this, and similar cases, in our humble opinion, the knot may be easily severed, by reverting to the primary objects of charitable donations. What were they? Certainly not to fill the coffers of the rich, but to benefit the poor. We see, in *Hazlewood's* grant, the whole produce was originally exhausted in works of charity, prescribed by himself; and can it be supposed that, now there is an ample surplus, he meant it to be carried to the "*general fund*" of the Company? Assuredly not—he meant it for the enlargement of his charities; this being the only motive for conveying a shilling to the Haberdashers' society. The Company are only the trustees of his bounty, and, by law, trustees are not allowed to receive compensation for their trouble; all they are entitled to are the small payments to their officers, which ought not to exceed a fair remuneration for their labour.

So far as we have examined the Reports, we are strongly inclined to commend the laborious diligence and fairness of the Commissioners; but we do think, sometimes, they are a little too shy of insinuating blame, and pointing out specific measures of reform and future appropriation.

RAINTON'S CHARITY.

A.D. 1646.

Sir Nicholas Rainton, left to the Company the house he lived in, and a large shop and

warehouse in Lombard-street, to be applied in works of charity. Among others, he directed to be paid—

To twenty-five poor men and widows.....	£32	10
To St. Bartholomew's Hospital	12	0
For apprenticing poor children, and clothing poor people of Lincoln	10	0
For apprenticing three poor children of Enfield, born in the parish, and in such houses as had been built forty years....	10	0
To the poor of Washingborough and Heighington, in Lincolnshire	10	8
To the poor of St. Edmund the King.....	2	0
To the poor of St. Mary Woolchurch	2	0

The residue to be paid to the officers of the Company, making the total £87:1:4.

The premises devised now consist of a house in Plough-court, Lombard-street, let to William Allen, at a rent of

£220; and a house, No. 97, in Lombard-street, let to Mary Lewthwaite, at £175.

Some of the payments on this charity had been reduced, others had ceased, at the time of the Inquiry; but, from a report

of Mr. Knappe, the clerk of the Company, it appears, were subsequently resumed, and the arrears refunded.

BARNES'S CHARITY. A.D. 1663.

This was a devise of a house, in Lombard-street, £6 of the rent, amounting, at the time, to £60, of which to be given to the Company, and the residue to the poor of the society.

This house is now the Sea-Policy-Office, in Lombard-street, and is held by James Curtis, Esq. on lease, from Michaelmas, 1810, for twenty-one years, at a net rent of £150 per annum.

CLEAVE'S CHARITY. A.D. 1665.

William Cleave left two houses, in the parish of St. Swithin's, with £200 in money, for the benefit of the poor of the Company. These houses are situated, one in Oxford-court and the other in Cannon-street; and one held on lease, by Mr. John Scott, for a term of thirty-one years, from 1793, at a net rent of £35. It was a repairing lease; when it expires an increase of rent is expected. The rent is applied to the payment of pensions, of £5 each, to seven poor women of the Company.

No account appears of the application of the £200.

ARNOLD'S RENT-CHARGE.

Among the papers of *Thomas Arnold, Esq.* who died in 1669, was found, after his decease, a memorandum in the following terms:—

“ I charge you, George, as
“ you will answer it to God,
“ that you doe assure twentie-
“ six pounds a yeare, out of
“ Islinton lands, to the Haber-
“ dashers, for ever, for them to

“ distribute to twenty poore men
“ at Katernstide, for ever, as
“ Sir Nicholas Rainton gave it
“ by his will.”

George Arnold, the executor and heir-at-law, communicated to the Company this memorandum, and paid the annuity till his death, about 1694, when the legality of the bequest was disputed by his successor. Proceedings were instituted in Chancery, from which it appeared that Thomas Arnold was seised in fee of houses and land, at Islington, of the yearly value of £2000, and that his executor, George, charged the above annuity to be payable out of £40 Islington lands, then in the occupation of Martin Saxton. Thereupon the Court decreed the annuity should be a fixed rent-charge upon that portion of the Islington estate formerly occupied by Saxton.

The premises out of which it is paid are now the Angel Inn and lands which belong to it; and the annuity is paid by Mr. George Thornhill. It is disbursed among the poor of the Company.

BOND'S RENT-CHARGE.

A.D. 1671.

William Bond left to the Company a yearly annuity, or rent-charge, of £50, conditioning that they should pay £24 yearly, to six poor single, aged men of the Company, the residue to the poor in general of the Company.

By some means which cannot be ascertained, the Company came into entire possession of this property. It is presumed, the proprietors of the estate, finding the annual produce not equal to the rent-charge, gave

up the possession to the Company.

The premises, forming now one house, No. 52, in Breadstreet, were let for no more than £50 a year, till 1809, when a lease was granted to John Ansley, since assigned to Ford Wilson, for twenty-one years, at a clear rent of £215 per annum. It is considered a high rent and will probably undergo reduction at the expiration of the lease.

The Company have augmented the payment out of this charity £50, leaving, however, an annual surplus of £106: 18.

HOXTON ALMSHOUSE.

This was founded by *Robert Aske*, who, by will, dated the 18th January, 1688, gave to the Company £20,000, to be invested in land, within one mile of London, or "thereabouts," on which to build an almshouse, for twenty poor single men, free of the Company, as also to yield a revenue of £20, yearly, to each almsman, and the residue of the estate to be applied to the "*maintenance of SO MANY poor boys as the same would purchase, at £20 each, for meat, drink, clothing, and schooling.*" Drs. Tillotson and Sharpe were appointed executors. The testator gave the entire legacy and the produce of the estate to be purchased by it to the establishment and maintenance of his charity.

The Company are appointed governors of the charity, with power to make laws for its regulation, and to expel persons from the foundation for irregular or disorderly lives. The boys are to be freemen's sons of the Company.

It appears, by an old account in possession of the Company, that they received, under the will of Mr. Aske, the sum of £31,905, with which land was purchased, at Hoxton, and several estates in Kent.

The property at Hoxton consists of twenty-one acres of land, on part of which the hospital and school were erected. The purchase of the Hoxton estate cost £2,000.

In Kent, the property consists of a manor and lands, called the King's North, the manor of Buxford, and land in Bevenden; the manor of Singleton; also, two woods, called Rowforth and Hele-wood, and Court-lodge-farm, and Great Chart, which last are held, by lease, under the Dean and Chapter of Canterbury. The purchase-money of this property was £14,114: 10. (*Appendix to Second Report, p. 288.*)

The total amount of the property, comprised under the present leases, is 1,920 acres, 1 rood, 5 perches. The gross income of the charity, for the last year, was £3,469: 7: 2, which is thus composed:—

	£	s.	d.
Rental of the property in Kent.....	2,108	19	0
Produce of last year's underwood	277	3	3
Rent of Hoxton estate last year	948	4	11
Produce of a fund of £4,500, three per cent.			
Consols, formed out of savings from the charity-			
estate	135	0	0
	<hr/>		
	£3,469	7	2
	<hr/>		

The property at Hoxton has been let on building leases. The Kent estates have, for the most part, been let on leases for twenty-one years, at improved rents, which are now beginning to be received.

EXPENDITURE.

Kent estates	£662	19	8
Hoxton establishment, including quit rents, taxes, salaries to officers, books, clothing for boys, gowns for almsmen, repairs, &c.	2334	8	9

Leaving a surplus for the year 1817, of £446 : 18 : 9.

By the accounts of the charity, audited in 1818, it appeared there was a balance in favour of the endowment of £922 : 1 : 5.

But the Commissioners complain of the confused and objectionable manner in which the accounts of this charity are kept. By one statement it appeared, owing to an erroneous method of carrying forward the balances, that, at the conclusion of the account in 1817, the disbursements of the Company on account of the charity had exceeded the receipts by £7000 : 15 : 6, whereas, had these balances been deducted, a real balance to that amount would have appeared in favour of the charity.

The number of boys at the school is twenty, who are instructed in reading, writing, and arithmetic, by a master, whose salary is fifteen guineas, to which, of late years, has been added a gratuity of five guineas. The boys are instructed according to the church of England, and catechised four times a-year. They are taken at the age of nine, and remain till fourteen, and are selected from the sons of freemen of the Company. A committee of the Company meet quarterly at the hospital, when they audit and pay the bills, and

inspect the establishment. Small apprentice-fees are provided for the boys when they leave the school.

By a body of statutes framed by the Company, in 1745, the almsmen are to be appointed by the court of assistants. No one is admitted under fifty years of age; and when admitted, if any property be subsequently left to him of the value of £200, his place becomes void. They are lodged and fed at the hospital. They receive about £8 per annum in money. A gown is given every second year, but no other clothing. No pensioner can be absent without leave, and their names are called over every evening at ten o'clock in summer, and eight o'clock in winter.

Only seventeen almsmen are now on the foundation, through the want of applications to fill up the number to twenty. This is ascribed to the difficulty of finding single men for candidates, and the reluctance felt to comply with the regulations and confinement of the hospital.

The chaplain resides in the hospital, where he has a house, rent free, and receives a salary of £50 a-year, and an allowance of coals.

The savings now amount to £6,500 Consols, and £688 : 2 : 11 Reduced Annuities.

OBSERVATIONS.

We are sorry to observe that the Report of this valuable foundation is drawn

up in a very slovenly manner; the information it comprises is extremely meagre, and the statement of the expenditure, as before observed, is almost unintelligible.

It is proper to remark that the £31,905 received under the will of Mr. Aske includes legacies from other persons left by them for the support of Mr. Aske's establishment; the whole, however, of this great sum, equivalent, at least, to £300,000, of present money, was devised for the benefit and maintenance of the Hoxton foundation.

The management of the trust appears highly improvident and reprehensible. The present income, which is yearly increasing from improved rents, is £3,469:7:2. Did it never occur to the Company that something more ought to be accomplished by this munificent revenue than the maintenance of twenty almsmen, and the maintenance and education of as many boys, beside defraying the charges of the quarterly meetings, which, doubtless, form a conspicuous item in the outgoings?

We can see no reason for limiting the number of boys on the foundation to twenty; Mr. Aske's will, after providing for the almshouse, directs the residue of the estate to be applied to the "*maintenance of so MANY poor boys as the same would purchase*, at £20 a-year each, for meat, drink, clothing, and schooling." Why, therefore, not extend that branch of the charity appropriated to education?

At the time of the Inquiry, there was a surplus, from savings, of upwards of £7000 vested in the funds. We were in hopes of suggesting some plan for judiciously laying out this money, but we have since ascertained we need not give ourselves any trouble on that head, for much more than the surplus has been recently expended in repairs, and rebuilding the almshouses at Hoxton. We well recollect, in the course of last spring, passing the site of Aske's foundation, and, from the extent of the preparations going forward, it struck us that a stately structure was about being erected, either for a new Sessions-house, or place of meeting for the county magistrates. Little did we surmise that the object of all this display of iron, stone, and scaffolding was to provide a retreat for seventeen decayed Haberdashers; the cost and massiveness of the palisades alone is such that we are sure they would not disgrace the new front of Buckingham-palace. The proverb says, it is easy being liberal with other people's money, and we all know what facilities these great jobs sometimes yield for providing for sons, sons-in-law, brothers, and friends, who happen to be in the building, surveying, carpentry, and glazing lines.

TROTMAN'S CHARITIES, A.D. 1663.

Throckmorton Trotman left to the Company £2000 to purchase, for ever, in land, £100 per annum clear; £15 towards the maintenance of a lecture at Dursley, in Gloucestershire; £80 towards the maintenance of a free-school, in the parish of Criplegate; and the remaining £5 for the poor of the Company.

For the second of these dispositions, the Company, in 1669, purchased a piece of land in Bunhill-row, and erected a school-house and house for the

master. No particular mode of instruction was prescribed by the founder to be used in this school; but, till the year 1740, it appears to have been a grammar-school. An order was made in that year, by the Company, that reading, writing, and arithmetic, should be taught, in addition to the classics, from which time the teaching of the classics has ceased, parents not being willing to send their children to be instructed in Latin and Greek.

Mr. Trotman, also, further gave to the Company £2000,

to purchase lands of the yearly value of £100 for the following purposes; £20 yearly for a lecture on the Lord's day, in the parish church of St. Giles, Cripplegate; £20 for a lecture on the week day, on Thursday, in the same church, with 40s. each to the clerk and sexton; £6 yearly to be given by the Company to those who took care of the premises; £4 for candles at the time of preaching the lectures in winter; £16 to the poor of the said parish; £30 for the poor of the parish of Cam, in Gloucestershire, where the donor was born, towards the building and maintaining an almshouse there, or towards setting poor people to, as the Company should determine.

These sums of £2000 each were not laid out in the purchase of land, but *borrowed by the trustees* and secured on a mortgage of the Company's Hall and premises, which are assessed at £300 per annum, and of several houses and other premises in Maiden-lane, Flying-Horse-court, Staining-lane, and Bunhill-row, the rents of which amount to £361 per annum, giving a se-

curity to the annual value, in the whole, of £661.

With the exception of TROTMAN'S FREE-SCHOOL, Bunhill-row, of which we shall speak more particularly, the other benefactions appear to be administered as directed by the donor.

On this foundation there are now twelve boys, selected from the two parishes of Cripplegate Without, and St. Luke's, Old-street, into which the original parish of St. Giles, Cripplegate has been divided; they are taught reading, writing, and arithmetic, and are admitted at the age of seven and remain till they are fourteen.

The present master is a clergyman; his salary is £80 a-year, and he has an annual gratuity of £20, out of which he pays the rent and taxes of the school-house.

The school is evidently in a *state of decay*. The number of boys on the foundation from two populous parishes—though unlimited by the founder—has, on the average of the last ten years, been only TWELVE. This is, perhaps, attributable to the *age* and consequent *failure of capacity* of the present master.

OBSERVATIONS.

This account of TROTMAN'S SCHOOL is abstracted from the *First Report* of the Commissioners: in the *Tenth Report*, it is added, the master is since dead; and, under his successor, the school appeared to be acquiring "*a greater degree of efficiency*." This was in 1822, and, in the course of last month, four years subsequent to the commencement of this more efficient system, we had the curiosity "just to drop in," to see what had been done.

As we love "to be particular," and as we shall describe nothing but what we actually saw at that time, it may be proper to state our visit was on the 14th of December, at a quarter past three o'clock, p. m. On our way down Bunhill-row we overtook two ragged urchins, whom we naturally supposed were proper objects to share in Trotman's bounty, and most likely to direct us to the object of our inquiries. We asked them where Trotman's school was—adding, that it was a school where boys had nothing to pay for teaching. The lads stared and laughed; they said they had never heard of such a school *there*. However, on looking up, just opposite the headquarters of the Royal London Militia, we spied poor Trotman's inscription on the wall, stating that was his foundation, which he had consigned to the care of the worshipful Company of Haberdashers.

Entering the area by an iron gate, we observed, through the glass-door of the school-room, a person standing before the fire, from whose ample breadth of shoulder, we at first concluded was the head-boy of the school: he was apparently under a strong excitement from the new Spanish war, and was making, with great energy, with a piece of whip-cord he held in his hand, the different cuts of the broad-sword exercise. On knocking, the athletic figure turned round, and came forward to open the door, when the following interrogatories ensued:—

Visitor. Pray, sir, is not this the school founded by *Throckmorton Trotman*?

Great Boy. I don't know, sir, indeed.

Visitor. You are the master, I presume?

Great Boy. No, I'm not; Dr. Towne, Charles-square, Hoxton, is the master.

Visitor. Then you are his usher, assistant, or deputy, I suppose?

Great Boy. No, I have not been long; I only *attend here* for Dr. Towne.

Visitor. Would you permit one to see the school-room?

Great Boy. Oh! certainly; walk in.

On entering, we were much struck by the singular appearance things presented. At the upper end of the school, on each side, were two desks, apparently intended for the master and his assistant; but which had clearly not been tenanted for many years. A hole in the wall, with a few iron bars across, formed the fire-place. The desks, on which the scholars were employed, were ranged on one side the room, and formed the most picturesque objects of the kind we had ever beheld; they were carved, gashed, and perforated in the most grotesque manner imaginable, and many an idle hour had obviously been spent in their embellishment. Eighteen boys were in the school, whose average age appeared about eleven, of these only a portion were on the foundation, the rest paying Dr. Towne 2s. 6d. quarterly, for firing, and 1s. 6d. for pens and ink. We saw no books; some of the boys were making figures on bits of slate, others (the *oppidans* we suspect) had got their Christmas improvements before them, with the usual marginal illuminations of the season. Above the school-room was another apartment of the same size, intended, no doubt, for the classical division of the school, but this was quite unoccupied. Both rooms are large enough to accommodate at least 200 scholars. The schoolmaster's house,—a very capacious residence,—is on the opposite side of the area, and lets, we should think, for £70 a year, the Doctor preferring a more elegant abode in Charles-square.

Now, Messieurs Commissioners, you see the "greater degree of efficiency" introduced into the management of this foundation, in the interval of six years, from your first inquiry. We expected some such result; we were fearful the rotten places you had opened up would be closed immediately your visitation had passed over. But we are at a loss to conceive how the Company can justify their neglect of this endowment; they are not, in this case, fettered by the statutes of the founder; the school is free to teach whatever they please for the benefit of the neighbourhood; it belongs to two parishes, containing a population of 53,844 persons, and abounding in as many destitute objects as any place in London. The income of the school, on the present securities, exclusive of the premises, is upwards of £130, and had *Trotman's* donation been invested in land, as he intended, and for neglect of doing which the Company ought to make compensation, the income of the school would not be less than £500 a year. Think of the benefits that would result from a judicious application of this sum in the education of the poor children in the courts, alleys, and avenues of Bunhill-row, Grub-street, Old-street, Whitecross-street, &c. We do hope the master, wardens, and assistants will bestir themselves; they are, at present, justly blamable for no inconsiderable portion of the delinquencies of two

large parishes, and, were it merely for the sake of a quiet death-bed, and that inward gratulation which men always feel in having done their duty, they would be bountifully rewarded.

BANKS'S LEASEHOLDS, A.D. 1716.

This was a devise by John Banks, citizen and haberdasher, of London, of his leasehold interest in extensive premises, in the parish of St. James's, Westminster. They originally consisted of seventy-two houses, held by lease, under the crown, for an existing term of thirty-four years, with further reversionary term of ninety-nine years; and also of two freehold houses, situate in

St. John-street, Clerkenwell.

How these two houses came to be included in the trust property does not distinctly appear, Mr. Banks's will mentioning only the leasehold estate; they have, however, always been held as part of that property, and appear, from the first, to have passed as such from the representatives of Mr. Banks to the Company.

The rental in February, 1822, was as follows:—

Rents of the houses in St. James's, Westminster	£1767	4	0
Rents of house in St. John-street, let to Mr. Venables	20	13	6
Rents of house in St. John-street, let to Mr. Seymour	25	0	0

£1,812 17 6

The expenditure on account of the different charities, with incidental expenses, amounted to £1067:19:11, leaving to the Company an annual surplus of £77:18:7.

On the 26th of February, 1822, the lease for ninety-nine years, from the crown, of the houses in Westminster expired. Application was made to the commissioners of woods and forests for a renewal of the lease, but the terms insisted on by the crown were such as the Company did not think proper to accept.

Thus the original endowment

is nearly lost, nothing remaining of it but the two houses in Clerkenwell. A fund, however, has been realized amply sufficient for the charities established by Mr. Banks, consisting, at the time of the inquiry, of £54,482:0:7, three per cent. Consols, to which some additions have been since made by the investment of dividends.

Of the appropriations under this trust, a considerable portion was to the relatives of Mr. Banks, and their descendants, and to the poor of the Company.

Among the remaining were,—

To the minister and deacons of the congregation held near the Three Cranes, London, £12. Of this sum, £10 was to be distributed among the members, and the remaining £2 to be spent in an entertainment for the minister and deacons when they met to make the distribution.

To the meeting-house adjoining the Hall, £2.

To five poor men of the age of forty, and upwards, of St. Bennett's, Paul Wharf, £5 each.

To five poor single women, of the age of forty, or upwards, of the same parish, £5 yearly, each.

To five poor men of the parish of Battersea, of the age of forty, and upwards, £2:10 each.

To five poor single women, of the same parish, of the age of forty, and upwards, £2:10 each, yearly.

To five poor men and to five poor women, under the same circumstances, in the Park, in the parish of St. Mary Overy, in Southwark, £2:10 each.

These payments to the poor of different parishes are made by the Company, on the recommendation of the churchwardens of each parish respectively.

MONEY LEGACIES.

BENEFACTIONS FOR LOANS.

Vested in the Haberdashers' Company, as well as in the Company of Mercers, are various sums of money entrusted to them, by benevolent individuals, to be lent in different proportions, and for different periods of time, successively, to young men of the Company, some of them *gratis*, others at interest, to be paid in money, or otherwise, and to be applied to charitable purposes. A few of these benefactions are supposed to have been lost from the insolvency of the persons to whom they were lent; but the greater part appear to have remained in the Company's stock, as the loans were all paid in about the middle of the seventeenth century, and have not been subsequently lent out. The charitable distributions, however, directed to be made from the interest of such of the loans as were to bear interest, were kept up by the Company till the year

1679, from which time they seem to have been discontinued.

The finances of the Company became considerably embarrassed in the course of the 17th century, and it is probable the charitable loans were stopped on this the refusal of these benefactors, and were thus, in fact, suspended; now, however, their finances are restored, the Commissioners are assured the Company are ready to lend these loans in the manner directed by the respective donors, on proper applications being made for them, and to distribute, as directed, the amount of the interest of such loans as were not to be lent *gratis*, and that steps will be immediately taken to resume such distributions.

The Commissioners suggest a portion of these loans might be beneficially applied to setting forth in trade the sons of freemen, who have been educated in Aske's hospital, at Huxton.

The following is a statement of the several benefactions for loans, including some which being combined with other charities, have been already mentioned:—

SUMS TO BE LENT GRATIS.

Names of Donors.	Date.	Am't.	Names of Donors.	Date.	Am't.
Nicholas Culverwell..	1569..	£100	St R. F. n.	1571..	50
William Bond	1574..	100	Edmund Hammond..	1573..	100
William Bower.....	1586..	200	Martin Bond	1586..	50
Ann Bressie	1596..	100	Samuel Hare	1597..	50
Robert Offley	1596..	100	Adrian Moore	1600..	100
Elizabeth Taylor	1602..	50	William Palmer	1603..	50
Robert Clarke	1603..	50	Edward Seagrave	1603..	200
Sir W. Romney	1611..	50	Richard Smith	1605..	200
Lady Romney	1629..	200	William Wadsworth..	1605..	400

OBSERVATIONS.

The total sum given to the Company, to be lent *gratis*, is £396 : 6 : 3 of this sum £396 : 6 : 3 appears to have been lost, leaving a sum of £2113 : 13 : 9, still to be applied in gratuitous loans, and which the Com-

pany have declared their willingness to advance, on proper application from members of their society.

The sums left, to be lent at *interest*, and the interest applied to charitable purposes, amounts to £1,010; but as the interest is mostly higher than that at which money can now be borrowed, on good security, it is not probable any application would be made for these loans on the terms prescribed, and we have, therefore, omitted to recapitulate the names of the donors.

MISCELLANEOUS GIFTS.

Thomas Huntlowe, A.D. 1543, left £50, for the almshouses in Staining-lane. He, also, left £200, in 1547, for the same purpose. These almshouses were burnt down in the great fire, and part of the Company's hall has been since erected on the site. Certain annual payments are made on account of this benefaction.

Thomas Johnson, 1563, gave £50 for the poor of the Company.

Nicholas Culverwell, A. D. 1569, left £300, of which £100 was to be lent, gratis, to five of the poorest young men of the Company, who should begin house-keeping and follow some trade; the interest of £10 of the remaining £200, it was provided should be given to two of the poorest preachers, studying divinity in the universities, named by the Bishop of London. Part of this legacy was lost in 1678; the two exhibitions of £5 each are regularly paid as directed.

Martha Barrett, about 1580, left £200 for loans, the interest of £100 to be paid to the poor of Isleworth and Totteridge; the remainder to a poor scholar of Magdalen College, Cambridge. The latter payment was discontinued in 1700; the former is still paid.

John Taylor, 1600, left £200, for loans, to four young men of the Company, conditioning that each young man should give, every Sunday, 6d. in bread, at the church door of St. Stephen,

Coleman-street, and "the vantage bread therewithal" to poor householders of the parish, as the parish-officers should appoint. No money is lent out; but, in satisfaction of this benefaction, the Company pay £3:18 yearly, to the churchwardens of St. Stephen's, Coleman-street.

On account of *Ralph Bensky's* legacy, in 1603, the Company pay 8s. yearly, to the poor of St. Martin Orgars. No other particulars appear of this bequest.

Mrs. Clarke, 1608, gave £200 to the Company, conditioning they should pay, yearly, to two poor scholars of Oxford and Cambridge £5 each. Both these exhibitions were discontinued after 1692.

Thomas Shingler, 1616, left £100, for the poor of Rugby, and for the preaching of a sermon yearly.

Mary Paradyne, 1629, gave £300 to the Company, covenanting with them to pay, yearly, to four poor preachers, appointed by the Company, 50s. each; to the poor of the parish of St. Andrew Wardrobe, £3; and to poor felt-makers of the Company £3. These payments continued till 1685, when that to poor preachers ceased. The persons receiving this bounty appear, from the account books, to have been the preachers at *Paul's Cross*, and the payments were probably discontinued when the preaching there ceased. Since the commencement of this Inquiry

the money has been paid to poor clergymen of the Church of England.

Lady Romney, 1629, paid to the Company £1,200, stipulating *first*, that they should lend £200, *gratis*, to four young men of the Company; *secondly*, that they should pay, yearly, £24 to four poor scholars, two of Emmanuel College, and two of Sussex Sidney College, Cambridge; £6 each, to two poor men of the Company; and £3 each, to four poor widows. The gratuitous loans ceased about 1673. No payments have been made to poor scholars since 1739. The payments to poor freemen and widows of the Company have been made quarterly. The exhibitions to the universities have been resumed on the suggestion of the Commissioners.

Mrs. Freeman left £5 a year, in trust, to the owner of the manor-house of Aspeden, in the county of Hertford, to be, by him, applied either to the relief of the poor of the Company, or to the binding of children apprentice in the parish of Aspeden. John Holbrook, Esq. is the present owner of Aspeden manor-house, and, consequently, entitled to receive and distribute this legacy.

Thomas Cleave left £54, to pay,

yearly, for ever, 40s. to ten poor widows of the Company. This legacy was paid from 1648 to 1670, and then discontinued. Since the institution of this Inquiry 40s. has been annually put into the poor-box.

Richard Wynne gave £200, for the payment of £5, yearly, to the poor of St. Chad, in Shrewsbury, and £5, yearly, for an apprentice-fee of a freeman's son

Joseph Holden gave £100, for the distributing of £5, yearly, among ten poor of the Company.

George Frend, 1699, left 2s. 6d. each, to twenty poor persons of the Company.

Messrs. Boddington and Boulter, in 1700-2, left £500, for the payment of 20s. each, to twenty poor people. This payment is charged on some houses in Bishopsgate-street and Montague-court, the lease of which is held by the representatives of R. Spiller and A. Bibbon.

Thomas Carpenter, 1731, gave £400, the interest to be disbursed to twenty poor of the Company.

Messrs. Seabrook and Harris, in 1747, left £150 for the general fund of the Company.

Thomas Gale, in 1540, left a legacy of £50, the application not specified.

OBSERVATIONS.

Having gone through the whole of the charities under the management of the Haberdashers' Company, we shall briefly recapitulate the revenue and funds of each.

LANDED CHARITIES.

<i>Names.</i>	<i>Revenue.</i>	<i>Names.</i>	<i>Revenue.</i>
Monmouth Almshouse, School, and Lectureship	£771	Buckland's Charity	£ 2
Newland Almshouse and Preacher	200	Bunbury Free-School	130
St. Bartholomew Lectureship, London	141	Jetson's Estate	97
Somers's Charity	unknown	Newport Free-School, &c. ..	1329
Sir Stephen Peacock's Charity ..	72	Morgan's Charity	150
Barnes's Windmill, Finsbury	unknown	Mrs. Whitmore's Devise	108
		Blundell's Charity	106
		Aspeden Manor-House	5
		Lady Weld's Six Church Liv-	

<i>Names.</i>	<i>Revenue.</i>	<i>Names.</i>	<i>Revenue.</i>
ings, probably worth £500 per annum each	3000	Sea-Policy Office, Lombard- street	£150
Hamond's Almshouses, Snow- hill	80	Cleave's Houses, Cannon- street	35
Rectory of Aure and Blake- ney, Gloucestershire	600	Angel Inn, Islington	26
Hazelfoot's Estates	225	Bond's Rent Charge	215
Rainton's Houses, Lombard- street	395	Hoxton Almshouse	3469
		Trotman's Charities	661
		Banks's Leaseholds	1812

MONEY LEGACIES.

William Jones	£1440	Offley Legacies	£600
Lady Burghley.....	410	Bramley's do.	150
Caldwall	9	Cleave's do.	200

BENEFACTIONS FOR LOANS.

For Loans, gratis, (see p. 65) £2510	Loans to be lent at interest .. £1010
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MISCELLANEOUS GIFTS.

<i>Names.</i>	<i>Date.</i>	<i>Amt.</i>	<i>Names.</i>	<i>Date.</i>	<i>Amt.</i>
Thomas Huntlowe....	1543	£ 50	Thomas Cleave	—	54
Thomas Johnson.....	1563	50	Richard Wynne	—	200
Nicholas Culverwell ..	1569	300	Joseph Holden	—	100
Martha Barrett	1580	100	George French.....	—	unknown
John Taylor.....	1600	200	Messrs. Boddington and Boulter	1700-2	500
Ralph Benskins	1603, unknown		Thomas Carpenter....	1731	400
Mrs. Clarke	1608	200	Messrs. Seabrook and Harris	1747	150
Thomas Shingler.....	1616	100	Thomas Gale	1540	50
Mary Paradyne	1629	300			
Lady Romney	1629	1200			
Mrs. Freeman.....	—	100			

The next inquiry is the purposes to which these immense charitable funds are applied. It seems, out of an annual landed revenue of £13,779, the Company maintain 53 almspeople, and educate and partly maintain about 120 boys; besides disbursing annually in parochial gifts, about £477. In contrasting these results with the ample pecuniary means of the Company, there is, certainly, no great room to extol either the economy or wisdom of the past administration. Indeed, the history of the different charities abundantly shows there has been great negligence and abuse; the landed property has been frequently leased out in an improvident and suspicious manner; the trusts of the founders have, in many instances, been openly violated—the payments on charities being arbitrarily suspended, or diverted from their proper objects; and in those which have been maintained in some degree entire, no attention appears to have been paid whether the sums annually expended on them accomplished either the direct or any analogous purpose the founder intended.

These delinquences, however, are so frequently found in the administration of charitable trusts throughout England, that they affix no particular odium on the Haberdashers' Company, and we certainly do not wish to apply them in any peculiar manner to the present members of this wealthy fraternity. We have, indeed, reason to know there exists, in the present Court of Assistants, an anxious desire to correct, as speedily and efficiently as possible, the abuses and malversation of the two preceding centuries. A practical example of this laudable spirit has been afforded in the restoration of Trotman's School, Bunhill-row. The attention of some of the members of the Court being called to the neglected state of this well-meant endowment by the statements in our first Number, a committee was promptly appointed to make inquiries, and measures have been subsequently adopted to restore the

school to real usefulness in that populous neighbourhood. Instead, therefore, of indulging in any unnecessary animadversions, we shall conclude this article with a few practical remarks on the management of trust property, situated as most of that is under the control of the Company.

Our first observation is, that the more our inquiries extend into the history of Public Charities, and the less authority we find, from preceding examples, at least, for a strict observance of the ordinances of founders; trust-bodies appear, at all periods, to have exercised a large and liberal power in the application of charitable uses, either to purposes more interesting to themselves or better adapted to the vicissitudes of the times. We have a striking example of this in the deviations consequent on the change in the national religion in the reign of Henry VIII. Probably, nine-tenths of all the charitable foundations in England are bound up with the observance of some of the superstitious practices of Popery; such as the burning of wax lights, the celebration of masses, or the catechizing of children on the mysteries of the real presence. The reader must already have remarked several instances of annual donations to the preacher at PAUL'S CROSS; this Cross is one of the most noted spots in history, and formerly stood on the site of the present cathedral of St. Paul's. It was a kind of public rostrum, in the open air, raised on a flight of steps, with a leaden canopy, surmounted with a wooden cross of enormous dimensions. From this elevated station sermons were preached, proclamations made, papal bulls published; public delinquents were anathematized, sinners did penance, and heretics professed their recantations. It was from Paul's Cross, on the 18th of June, 1483, Dr. Shaw preached his memorable sermon from the words of Solomon, that "bastard slips shall never take deep root;" and, by endeavouring to prove the illegitimacy of the young princes, sought to pave the way to the throne for the infamous Duke of Gloucester.

The charitable legacies which were left to the maintenance of Paul's Cross, it appears, have been mostly transferred to the poor clergy of the Church of England, and we have no objection to offer to this new disposition of pious use money; it is the object most analogous to its original appropriation. But if trustees can, without reference to any public authority, thus follow the reform of the national religion, they are equally competent to adopt the contemporary reforms that have been introduced into popular knowledge. And this leads us to say a word on GRAMMAR SCHOOLS, on the maintenance of which such a large proportion of charitable income is unprofitably expended—expended too, as the example of Newport, and many other places testify, contrary to the expressed wishes of those who were exclusively sought to be benefited by the donors.

According to high legal authority,* "the words grammar-school exclude all learning but the learned languages." Now, it may have been highly judicious to devise property for teaching the learned languages, as they are called, (though, in fact, there is little learning in them, if by that word we mean knowledge,) when all science was conveyed in these tongues. Three centuries since, the ancients were unquestionably our masters and teachers, and their works formed the only sources of intelligence. But the attainments of the moderns as far transcend those of the Greeks and Romans as of the Chinese. Of the most useful knowledge of the present day, they were altogether uninformed; they were comparatively ignorant of the mechanical arts, of chymistry, navigation, and the different branches of natural philosophy. They knew nothing of political economy, and, doubtless, they were happy in their ignorance of the paradoxical sophistry with which it has been recently adulterated; but, independent of this, the science contains valuable truths, without an acquaintance with which neither individuals nor nations can be greatly happy and flourishing. Their literature, for the most part, consisted of a mass of fabulous history, licentious poetry, and

* Attorney-General v. Whiteley, 10 Ves. jun. 24.

mistaken dogmas in ethics, jurisprudence, and national policy. Such being the case, it can never be worth while that any considerable portion of either time or money should be wasted in the acquisition of an instrument by which such unprofitable knowledge is acquired.

But this reasoning applies with peculiar force to the administration of charitable property, most of which, in the first instance, had been acquired by men in trade, and was devised, in trust, to persons similarly occupied, with a view of affording to others the means of acquiring those habits of order, industry, and perseverance, by which the donors themselves had attained comfort and independence. The endowing of grammar-schools was, probably, at the period, the best method for accomplishing these purposes the benefactors could have adopted; but the same men, who, in the 15th and 16th centuries, founded grammar-schools; would, in the 19th, have founded mechanic institutions, philosophical societies, or seminaries of useful and practical instruction. A deviation for the attainment of these or similar objects, would, in our humble opinion, be virtually fulfilling the benevolent intentions of the founders. No penal consequences could possibly follow; it could not, by any legal sophistry, be construed into a perversion of charitable property, but an honest fulfilment of the obligations under which it had been conveyed. All that is required is the fiat of the trustees; that they would, as has been already done in the case of the Mercers' School, and many other endowments, direct that in addition to, or in lieu of, the dead languages, popular and useful knowledge should be taught.

The Haberdashers' Company are favourably situated for benefiting by these suggestions; the surplus funds of many of their charities being very considerable, and apparently in abeyance for want of some new and judicious investment. The surplus fund of the Newland charity amounts to £5,970, four per cents.; of Newport, £12,426, three per cents.; of Banks's Leaseholds, £54,482, three per cents.; and, till recently, the surplus of Hoxton-hospital amounted to £7,000: making a total of unemployed capital of £79,878. But it is obvious that for any thing greatly beneficial to be accomplished, the trustees themselves must suggest and superintend the future appropriation of charitable property; the clerks and officers of corporate bodies, who are usually the only persons acquainted with the obligations of different trusts, and whose representations are usually adopted without much inquiry, have seldom any motive (but often the contrary) to deviate from the practices of their predecessors.

Charities OF THE CITY OF BRISTOL.

CORPORATION OF BRISTOL.

THE last charter granted to the city of Bristol is dated the 24th of July, 1710, by which former grants and privileges are confirmed, and the mayor and other officers of the Corporation allowed to execute their respective offices without the approval of the Lord Chancellor, which, by the charter of Charles II. was ordered to be first obtained. The Corporation, in which the civil government of the city is vested, consists of a high steward, the mayor, a recorder, aldermen, sheriffs, common council, town-clerk, chamberlain, and some other subordinate functionaries. In the list of her high stewards, Bristol reckons Oliver Cromwell, who filled the office with a salary of five pounds annexed, in addition to which, as a gratuity, the Corporation presented to the Protector a pipe of Canary and half a ton of Gascoigne wine.

The election of the mayor and sheriffs takes place, annually, on the 15th of September, and refusal to serve these offices subjects to fine; but this is seldom levied, as courtesy generally avoids a choice which is known to be disagreeable. The sheriffs are elected from the members of the common council, which body is limited, by the charter of Queen Anne, to forty-two. There are twelve aldermen chosen by the twelve wards into which the city is divided. They are constituted preservers of the public tranquillity, with the power of justices of the peace, and enjoy all the privileges and authority of the aldermen of London.

In point of opulence, the Corporation of Bristol is supposed to rank among the most wealthy bodies corporate of the kingdom. In 1778, Mr. Barrett estimated the annual income of the Corporation at £14,000, arising from the several estates they possess, from those for which they act in trust, with the rents of the several markets, the profits arising from town duties, and other sources of income. It has subsequently increased, Mr. Evans conjectures, in his History of Bristol, to £18,000. There is little doubt, we think, it is a great deal more from the augmented value of property, and the Corporation having abandoned, *without the city*, the former practice of letting their estates on lives, with merely fines for renewals. A considerable portion of the city estate is derived from the charter of John, and claimed by them under the title of "lords of the waste," and including what is now Queen-square, Princess-street, King-street, and part of St. Augustine's Back, the Key, Grove, and the Back. Out of the Corporation income £1,500 is annually given to the mayor for the better support of the dignity of his office, and £500 to each of the sheriffs. Between £3,000 and £4,000 are expended in salaries and other expenses incidental to the municipal government of the city. Of the income annually appropriated in discharge of the charitable trusts of the Corporation, Mr. Barrett stated that it amounted to £3,000. We shall find, in the sequel, this item to be greatly under-rated. Indeed, writers in general appear to have been very imperfectly acquainted with the revenue and finances of corporate bodies; in most histories of London, the yearly revenue of the Mercer's Company, to be applied to charitable purposes, is estimated at £3,000, and that of the Haberdasher's Company at £3,500; but we have found, from the inquiries of the Royal Commissioners, that the *known* annual landed revenue of the former society amounts to £14,581, exclusive of church preferment in the gift of the Company, and of the latter to £13,779.

Besides the charities under the management of the Corporation of Bristol, there are others under the different incorporated Companies of the City: but as the origin and constitution of these bodies are similar to those of the chartered Companies in London, of which we have before given an account, any explanation on this part of the civic institutions of Bristol appears unnecessary.

The finances of the Corporation are managed by the chamberlain of the city, which office is one of considerable trust and importance. He gives a bond of £3,000 for the execution of his duties with care and fidelity, and is obliged, by the statute, to render an account of the revenues of the Corporation, together with their application, in one month after the feast of St. Luke.

Bristol is a county corporate; that is, besides the city properly so called, certain lands and districts adjacent are comprised within its jurisdiction. The freedom of the city is obtained by hereditary right, by serving an apprenticeship of seven years if the indenture be registered at the council-house, by marrying a freeman's daughter, and by purchase.

CHARITIES UNDER THE CORPORATION.

QUEEN ELIZABETH'S HOSPITAL. Bristol, in 1586, and established
THIS Institution was founded under the 39th of Elizabeth, as
 by *John Carr*, gentleman, of an hospital for bringing up "poor

children and orphans" born in the city of Bristol and the manor of Congresbury, upon a similar plan and regulation as the hospital of Christchurch in London. The Corporation of Bristol were made perpetual governors of this foundation. The property first devised for the support of the charity consisted of various wharfs and tenements, the site of the dissolved priory of Woodspringe, and the manor of Congresbury; in addition to which, Anthony Standbank, in 1587, left all his property in Bristol and elsewhere, and several other benefactors have added to the revenues of the foundation.

The governors are now proprietors of the manor of Congresbury and of a considerable estate there, which, from the evidence of the Chamberlain, does not appear to have undergone any alteration, otherwise than by exchanges and allotments under enclosure acts. The estate of Standbank consists entirely of houses in Bristol, two of which are situate in Temple-street, and let to tenants-at-will; two others are in St. Nicholas-street, and let on leases for lives. The governors have also a messuage in Baldwin-street, and four others on Redcliff-hill, for which they have received rent as far back as their books go, though they are unable to state how their title to this property is derived. They also hold a fee-farm rent of another house in Baldwin-street, their title to which stands on the same ground of long possession.

Alderman Barker, in 1658, gave six houses in Bristol, with a donation of £100, on condition the governors should, every two years, at least, or oftener, apprentice to trades in the city, one

or more boys, nominated by the mayor and aldermen, from the boys of the hospital. Of these six tenements, one is in the old market, a substantial dwelling-house, three others are in Temple-street, and two in St. Peter-street. The donor provided they were not to be leased for a longer term than twenty-one years, or three lives in possession.

The governors also hold property in the parish of Winterbourne, in Gloucestershire, purchased with a sum of £1000, given by *Lady Mary Ramsey*, to which sum, £450, arising from other charitable gifts, was added to complete the purchase. The Winterbourne property now forms nine farms, comprising in the whole, 280 acres.

Edward Colston, merchant of London, in 1698, granted to the governors his house and estate at Yatton, in Somersetshire, containing upwards of 61 acres, for the purpose of maintaining six boys, in addition to the thirty then on the foundation, and providing each an apprentice-fee of £10: the boys to be sons of freemen and citizens of Bristol. In case of default in keeping up the number of thirty-six boys, the profits of the Yatton estate were to lapse to the Society of Merchant Adventurers, in Bristol, to be by them applied to the use of Colston's Almshouse, if necessary, otherwise to the mariners of the Merchants' Almshouse.

James Gollop, soap-maker, left his house and estate of 65 acres, in the parish of Siston, for the use of the hospital.

Samuel Hartnell left £700 for the purchase of an estate, the produce to be applied in maintaining three boys selected from the parishes of St. Augustine and

St John, and providing an apprentice premium of £10 each: with this legacy the governors purchased an estate in Henbury, containing 28 acres.

The last grant of land to the hospital, was that of *Samuel Gardiner*, of Coombe-lodge, in the county of Oxford, in 1819; and consists of nine acres in the parish of Congresbury, which was for the maintenance of an additional boy on the foundation, to be nominated by William Weare, of Leigh, during his life; after his death, by Henry Weare, of Clifton, and on his death, the nomination to vest in the governors.

A further sum of £90 per annum, and also an apprentice-fee of £10, is about to be annexed to the funds of the institution, under the will of Mr. Gist, dated 22d January, 1808. In the execution of this will, it was determined, in common council, in 1821, that three boys should be placed in the hospital, and £10 annually applied for an apprentice-fee.

Besides the grants of such property, various gifts in money have been made to the foundation by William Bird, Robert Dowe, Thomas Farmer, and other charitable persons.

The hospital site and what may be considered the hospital estate were granted to the governors by the Corporation of Bristol; on this ground, the present building, sufficient for the reception of two masters and one hundred boys, was erected, in 1706. But, in 1769, the hospital, being considered a more convenient erection for a school establishment, it was converted to that purpose, under the authority of an act of parliament, by the Corporation, and the hospital charity removed to the place where the grammar-school was carried on.

The governors hold property in the funds, producing a net income of £40 : 15. The current average income from the whole hospital property is £2,391 : 6 : 4½. Last year there was a fall of timber on the hospital estate, producing £1,030, which made the actual receipt £3,490.

The expenditure for the year ending 29th of September, 1819, was £1,687 : 6 : 10, leaving an average annual surplus of £700. Among the items of expenditure in 1819, are the following :

Allowance to the Master of the School, for the support of thirty-eight boys at an expense of £20 per annum, each	£160	0	0
Usher's salary £20, and board £30	50	0	0
For teaching the boys to sing	5	5	0
Law charges for the year	57	4	0
Incidental expenses, including medicine for boys.....	57	2	4
Expenses on rent days	28	3	3

The remaining expenses are chiefly surveyors' charges, gifts for sermons, furniture and repairs. Last year, an addition was made to the hospital premises, consisting of dormitories, a better dining-room, and an arcade for the boys to play in in

wet weather, which cost about £1,400.

During the whole period from the beginning of this institution a large debt has been due from the hospital to the Corporation, and, in 1819, this encumbrance stood at £46,669 : 6 : 3½.

It appeared, however, a large portion of this debt had been run up by the Corporation charging *compound interest* for their money; against this mode of keeping accounts with the charity, the Commissioners, in their *Sixth Report*, from which the preceding account is abstracted, decidedly protest as illegal; in consequence, the Corporation drew up a fresh account, which is inserted in the *Tenth Report*, on the principle of simple interest, by which the debt of the hospital is reduced to £28,970 : 8 : 6½, making a saving to Queen Elizabeth's Hospital of £15,523 : 14 by the investigation of the Commissioners. This abatement, combined with a mode of letting the hospital property, recently adopted, will shortly tend to place the foundation in more affluent circumstances.

MANAGEMENT OF THE HOSPITAL.

The charity has no other object besides the maintaining, clothing, and educating of boys. The number on the establishment is thirty-eight, composed of the boys on the different foundations of the respective donors. The master has an allowance of £20 for clothing, maintaining, and educating each boy. They are clothed in the same way as the boys of Christ's Hospital in London, and have badges to distinguish the different endowments to which they belong. They are allowed three meals a day, of proper and wholesome food.

The boys are admissible from seven to nine, and remain till fourteen. They are taught reading, writing, and arithmetic. They read principally in the Bible and Testament, and are

also instructed in the Church Catechism.

The boys are elected by the mayor, aldermen, and common council, or any seven of them, who receive petitions from the inhabitants applying. The boys are chosen under the different foundations already mentioned. No boy is eligible who has not had the small-pox and the measles, and is free from bodily deformity. Except on Colston's foundation, the vacancies are filled up from the inhabitants of Bristol generally, though a preference is usually shown to the sons of the burgesses. Whenever there is a vacancy there is always abundance of applications.

The Commissioners speak in favourable terms of the neatness, healthy appearance, and proficiency of the scholars, and of the arrangements made for their comfort and instruction.

THE FREE GRAMMAR-SCHOOL.

This school once stood upon the site of an ancient hospital, called the Hospital of St. Bartholomew, at the bottom of St. Michael's Hill. It has since changed place with Queen Elizabeth's Hospital, and is now established in Unity-street, as before stated, in our account of that foundation. It owes its origin to *Robert Thorne*, who, in 1532, left £1000, to be employed by his executors as might seem best for his soul, without specifically directing the establishment of a grammar-school; but, in consequence of this legacy, the Corporation, by letters patent of Henry VIII. were empowered to establish a grammar-school, and receive for its support the houses and lands apper-

taining to the dissolved Hospital of St. Bartholomew. By the foundation-deed, the school was to have one master, and one or more ushers, and to be for the "better education and bringing up of children and others who will resort thither to the honour of God and the advancement of the city."

The head-master, the Rev. John Joseph Goodenough, D.D. receives with each free-boy £4, out of which he provides books and stationery. He also receives 7s. 6d. quarterly for each boy, for firing and keeping the school clean. His salary is £80 a-year, which is the same as that of the under-master. A small additional sum of £1:6:8 is paid by the Corporation to the head-master, and 13s. 4d. to the under-master, called "hat-money," which has been paid for a great number of years, but the origin of it cannot now be traced.

There are *four* or *five* free scholars now upon the foundation. The number varies a little, but there does not appear to have been more than ten for many years, though the school is open to all the sons of freemen within a mile of the liberties of Bristol. The master considers himself bound to teach only the learned languages. He has PRIVATE pupils to the number of thirty-five, who board with him; he also receives some day-boarders, making the total number about FIFTY. For an additional sum of sixteen guineas he puts the foundation-boys on a footing

with his private pupils as to all branches of education.

The only reason assigned for the small number of free-boys is, that there is less demand for a classical than a popular education in Bristol. It was stated by Dr. Goodenough that, when a shop-keeper applies to have his son received on the foundation, the classical nature of the school is made known to him, that he may judge whether it will be consistent with his object to send his child, at the same time the master declares his willingness to receive him.

The school premises consist of a very good and spacious dwelling-house for the master, and a school-room of large dimensions, not less than one hundred feet long, over which is a dormitory of the same size. On the ground-floor there is a hall, used by the boys to play in in wet weather, beyond which is a paved court, used also as a play-ground.

The master is appointed by the Corporation. He must be a master of arts, and well learned in the Latin, Greek, and Hebrew languages.

The school has been endowed with several exhibitions, and also with two scholarships at St. John's College, Oxford. Upon vacancies in the latter it is stated there are abundance of applications. The exhibitions are very small, and offer little inducement to parents to place their boys on the foundation.

OBSERVATIONS.

The present income of the school does not appear in the Report. The foundation-deed mentions the original estates conveyed to its use to consist of four messuages, 300 acres of land, 80 acres of meadow, 200 acres of pasture, and 10 acres of wood; therefore the revenue must be very considerable. There are no statutes nor ordinances of the founder to limit the

uses of this school ; it appears not to have been specifically intended for a grammar-school at all ; nor in the indentures and instruments connected with the foundation are there any rules prescribed either as to the number of boys, the salaries of the teachers, or the subjects of instruction ; it is free to all without charge, further than 4*d.* (now converted, by some marvellous interpretation, into *four pounds sterling*) on the admission of each scholar. At present the establishment seems sadly misapplied, and a large dwelling-house and spacious school erection perverted to the accommodation of the private pupils of Dr. Goodenough. Only *five* boys derive any benefit from the charity, and this at an expense of £160, besides the sums levied on the scholars for entrance-money, hat-money, and for sweeping the school-room. Such a state of things may be very conducive to the convenience and emolument of the master, but it is far otherwise for the inhabitants of Bristol, for whose benefit the charity was instituted. In this city, as elsewhere, there is clearly little or any demand for an exclusively classical education, and the Doctor, for obvious reasons, has no wish to increase the number of applicants, though he insists, at the same time, he is not permitted to teach, *gratis*, any other kind of learning.

There is something of a tragi-comic character in the history and management of this foundation, which we have not met with any where else, and we cannot imagine with what kind of faces the members of the Corporation, and more especially Dr. Goodenough, can daily meet the citizens of Bristol. It seems this *Free-School* has changed places with the Hospital of Queen Elizabeth, and this conversion was made with the view of obtaining more spacious premises for the numerous youth of Bristol who flocked to share the bounty of the founder ; that the youth now on the foundation amount to the prodigious number of *five*, for whose ample accommodation there is a school-room *one hundred feet long*, and a *dormitory* of equal dimensions, and for “the better education and bringing up” of this immense multitude of children, there are 590 acres of arable, meadow, pasture, and wood land, besides messuages. Great as the number of free-boys is, the benevolence of *Robert Thorne*, one would have thought, had made abundant provision for them, but such appears not to have been the opinion of the trustees of his bounty. These *free-boys* (though God knows they are not free) are squeezed and taxed with as much ingenuity as ever Mr. Pitt displayed in taxing the people of England, merely to eke out the slender proceeds of the 590 acres of arable, wood land, and pasture.

We should be constantly at a loss to account for the strange things we daily behold were it not for the light which history throws on their origin and progress. It is a well-known fact that at the period the Free Grammar-School was brought from the foot of St. Michael's Hill, the master was son-in-law of an alderman of Bristol. Hence the origin of the great boarding establishment of Dr. Goodenough, in Unity-street. Doubtless, the *Magnates* of the city and county of Bristol do not think *sixteen guineas* too much for the education of their children by a D.D. and enjoy wherewithal the “airy, spacious,” and noble premises of Queen Elizabeth's Hospital, erected for “bringing up the poor children and orphans” born in the city of Bristol and manor of Congresbury.

Highly as classical learning is extolled, it appears singularly cheap in the west of England, and even not very highly prized by some of its professors. Here is Dr. Goodenough offering to teach the learned languages *gratis* to the Bristolians, and he can only find *five* persons out of a population of fifty-two thousand to accept the boon ; but when the Reverend Chapman brings forward his English wares he finds abundance of customers, and there are ten persons who will give sixteen guineas for plain-English literature, for one who will accept, as a gift, Latin and Greek ; and the Doctor himself approves and guides their choice.

S CHARITIES.

MAIDS' SCHOOL.

y, with many others, shed by Alderman s, by feoffment of rs, tenements, and

ill, dated 27th of 1, he devised out of , in trust to the Cor- following charitable is :—1. To twenty women of the city, d-bed, a gratuity of ith a payment of £1 on distributing the e to have the benefit ore than three times.

maintenance of a orty female children, t to read and sew, other work as the ie and the matron ove: the children to ed to the matron for eight or ten years,

be admitted to the e charity above the ears, nor less than a matron to receive for each apprentice, to be clothed in red and on the mayor and n's wives on festival ublic occasions. 3.

£8 : 10 : 6 and three a half of wheat for of Redcliff Free- To the poor of New- wenhall, in Glouces-

2. 5. To the poor of Somersetshire, 20s. uted by the ministers wardens. 6. To the r of Newland, £10. repairs of the church las, £2, and for two be preached there,

£1. 8. And, last, he left £500 to be advanced on loans to the freemen of Bristol. With the exception of the last, all these donations are yearly payments, charged on the real estate of Alderman Whitson. Two-thirds of the residue of the estate were to be applied to such good uses in the city as the mayor and aldermen, or the major part of them, should approve; the other third to be given to his rela- tions.

The portion of the residue left to the disposal of the Corpora- tion has been chiefly appropri- ated to the augmentation of the charities of the testator.

The total income from the es- tates of this benefactor is £1222: 15 : 3½. The average payments on account of the different cha- rities is £1368 : 4 : 1, leaving a balance in favour of the charities of Alderman Whitson, for the year 1820, of £460 : 11 : 2½.

The premises of the *Red Maids' School*, which now forms a prin- cipal part of Alderman Whitson's endowments, consist of a large building, partly brick and partly stone, nearly adjoining the may- or's chapel, on the College-green, distributed in various apart- ments, the largest of which is the school, forming an oblong room, about thirty-two feet in length, by about sixteen in breadth. The dwelling-house consists of two apartments on the ground- floor for the mistress, and a room used to teach the children to write in. Over these are two dormitories for the children, and a bed-room for the mistress. There is a large paved yard for the children to play in, about ninety feet in length, by thirty- eight in breadth. The mistress

has a garden, eighty feet by thirty-four. There are two kitchens, and a room where the children dine.

The mistress is appointed by the Corporation. Her salary is £12 per annum for each of the children under her care, with which she is expected to maintain them in board, and supply them with clothes, except bonnets, shawls, handkerchiefs, and bed-linen, which are furnished by the trustees.

Once in every three years new clothes are given to the children. They have always three suits, one for Sundays, one for holidays, and one to wear in the house. The children wear red cloth gowns, according to a fixed pattern. The mistress is allowed an extra 40s. for new clothes on the admission of each child; and 40s. is given to her on each child leaving the school, to purchase clothes, their school-dress being left behind; but, in consideration of the school-dress being so left with her, she gives the 40s. to the parents or friends of the child.

The mistress has the earnings of the children's needle-work. These earnings average, one year with another, about £100. No presents of any kind are received by her of the children's friends.

There are forty scholars, which is the constant number. The school is always kept full; as soon as vacancies occur they are filled up. An additional girl has been lately admitted under the foundation of Mr. Hughes, making the number forty-one, and there will be three more when Mr. Gist's charity is carried into effect.

There are fixed times for work and play prescribed by the rules. They breakfast before eight in the summer half year, and before nine in the winter, at which hour they respectively begin work, and sit till twelve, sometimes a little longer. They dine at one, and take half an hour to dinner, after which they play till two, when they return to school, and remain there till about five.

In the morning, as soon as they are risen, they sing the Morning Hymn, after which they go to prayers, according to the established church; they are then, on alternate days, taught reading and spelling. They likewise do all the work of the house in turn, in which business three at a time are employed for one month together.

Sometimes Mrs. Mayoress, but principally Mrs. Daniel, who is the wife of the senior resident alderman and treasurer, superintends the school.

The other charities of Alderman Whitson appear to be supported nearly as directed. Instead of £20, as the testator appropriated, £52 is annually expended on the Child-Bed Charity.

In one respect there appears to have been a deviation from the provisions of the founder, by which he directed that the surplus profits of the charity estates should be employed in portioning the girls brought up at the Red Maids' School. The Commissioners made inquiries into this point, and it was distinctly stated to them to be the unanimous opinion of the trustees and all the members of the Corporation that, if this clause were

acted upon, it would be productive of great injury to the school. It would expose the girls to the addresses of improper and designing persons, and unsettle their minds at a time when they ought to be preparing themselves for earning a subsistence, and it is to be particularly observed

that the main object of this institution is to qualify them for service.

As the saving from the charities of Whitson are rapidly accumulating, it appears from the evidence to be in contemplation to enlarge the school establishment.

OBSERVATIONS.

We have been more particular than usual in our details of the Red Maids' School; it appears in general to be very well conducted, and to form an excellent model for any similar institution. But we by no means concur in the logic by which the girls have been deprived of their portions, especially as the advantage has been cut off by a deviation from the disposition of Alderman Whitson. That the girls are *meant for service*, by the trustees, is plain enough, but there is no authority whatever for such a destination in the will of the founder. But even if they were meant for service, *perpetual service* could never be intended, and a small portion, combined with the other benefits derived from the charity, might be the means of procuring them a comfortable reversion in matrimony. The argument that such provision might expose them to the solicitations of improper persons applies to every unmarried female possessed of property, but it applies with less force to the females on the foundation, since it may be reasonably presumed, from the judicious manner in which they are brought up, they will be less liable to fall into the snares of worthless suitors. Withholding the portions is really a positive injustice, for which, it appears to us, the trustees would be liable, at any period, to account; the girls, by serving their apprenticeship and conducting themselves properly, obtain as clear a title to this reversionary fund, as any labourer to his hire, or a person to the possession of a commodity for which he has fairly bargained and paid the purchase-money. The pretext, that the girls with portions would be liable to form *improper matches* is too absurd to be thought of a moment—it would be laughed at in any court or company in England.

TRINITY HOSPITAL.

The foundation and endowment of the hospital, or almshouse, situate in the Old Market, in the parish of St. Philip and Jacob, are involved in obscurity. The corporation is in possession of an old charter, which is believed to be of Henry V.; though the word expressing which Henry it was is obliterated. This instrument is nearly destroyed by corrosion; but, as far as it was possible to make it out, with the assistance of a copy produced to the Commissioners, it appears to recite a previous grant by the predecessor of the reigning sovereign to one *John Bern-*

staple, granting him liberty to erect, in the suburbs of Bristol, a perpetual hospital, or almshouse, with power to the grantees (whose names are obliterated) to take the profits of lands and other possessions to them and their successors for ever. By a regular series of conveyances, this property has been continued down to the members of the corporation.

A considerable addition has been made to the Trinity-hospital estate by the disposition made of the proceeds of the sales of certain houses under local acts of parliament, for rebuilding the bridge, improving

the city, and enlarging the burial-ground of St. Stephen's, in three several purchases of estates at North Weston and Chew Magna, in the county of Somerset. The trustees have, also, an interest in lands in the parish of Nempnett, the gift of *Henry Bengough*, Esq. late an alderman of the city, who, by his will, in 1818, gave certain annuities to his heir-at-law, upon condition of conveying the estates intended by him for the Trinity Charity.

Mr. Richard Reynolds, by deed, settled £4000 3 per cent. Bank Annuities of 1726, for the benefit of the alms-people of Trinity-Hospital.

The total income arising from the whole of the real and personal property of the charity is £789 : 15 : 2:

There are ten men and thirty-six women upon the establishment, and the same weekly sum is paid to all the alms-people, namely 5s. The average annual expenditure is £649 : 4 : 7, and there does not appear any remarkable items in the outgoings, except an annual payment of 30s. a year to a clock-maker for winding up the clock.

The premises consist of two separate buildings, one on the north, the other on the south-side of the Old Market-street. Annexed to the building, on the south-side, is a chapel, capable of holding all the alms-people and affording accommodation to some strangers. The poor people occupy each one apartment, with a fire-place furnished by themselves. There are, besides, two small rooms which they occasionally use. The Corporation, in 1796, rebuilt the chapel out of their own funds.

FOSTER'S ALMSHOUSE.

The founder of this charity was *John Foster*, a merchant, of Bristol, who, by will, bearing date the 6th of August, 1492, directed that his executor should find, daily, a priest to sing in the chapel of his almshouse, in Stepe-street, in the parish of St. Michael, for twelve years, for his soul and the souls of his relations, and that they should distribute, weekly, during forty years next ensuing his decease, among the poor people dwelling in his almshouse 2s. 2d.

The lands which, previous to this will, Foster had vested in feoffees, for the support of his charity, now consist of five tenements, a glass-house, and buildings, in Temple-street; four houses, an outhouse, and a stable, in St. Thomas's Street; a house in Redcliff-street; three houses in St. Peter-street; three houses or warehouses in Narrow Wine-street; one house in Small-street; eighteen houses in or near St. Michael's Hill, and one house in Broad-street. There is, also, some other property appertaining to the charity in Chew Magna, and two fee-farm rents, one in Corn-street, and another in Thames-street.

The total income from the real and personal estate of this charity is £333 : 16 : 4.

The almshouse is a substantial stone building, plastered, comprising fourteen apartments, seven on the ground floor, and seven over them. Annexed to the building is a small chapel. Each person is allowed half a ton of coals at Christmas. The allowance is 4s. per week each, with 4s. extra at Christmas, and 5s. at Easter and Whitsuntide, divided between them. The

alms-people are appointed by the mayor and aldermen. The bailiff of the Corporation inspects the institution. His salary is fifty guineas per annum.

WHITE'S CHARITIES.

TEMPLE HOSPITAL.

This was founded in 1613, by *Thomas White*, doctor of divinity, for the abode, maintenance, and employment of ten poor and impotent people, and was incorporated under the name of "The Ancient Brother, Brothers and Sisters of the Temple Hospital, in Bristowe." It consisted of ten tenements, and the two senior aldermen of the city, the town-clerk, the chamberlain, and vicar of the parish church of the Temple, or a majority of them, were appointed governors of the charity, after the decease of Dr. White.

The property assigned for the support of the foundation, sub-

ject to a yearly rent of 12*d.* payable to the founder and his heirs, and assigns, consisted of garden ground extending backward to the Avon; of three messuages and ground, situate in Bear-lane; also, of a messuage and appurtenances known by the name or sign of the "*Fox*," situate in Cheapside, in the parish of St. Mary Colechurch, in the city of London. Two years after, Dr. White granted another house, situate in High-street, Allhallows, for the better support of the hospital, and subject to the payment of a yearly rent of 4*d.* payable to him and his heirs.

By another indenture, Dr. White granted, in trust, to the mayor, burgesses, and commonalty of Bristol four tenements, in Gray's-Inn-lane, London, then held at a rent of £40, for the purpose of making the following yearly payments, namely:—

40*s.* yearly, on St. Thomas's Eve, for the poorest persons in the jail of Newgate, Bristol, to be distributed by the mayor and two senior aldermen, or the major part of them, the mayor being ever one.

20*s.* to a preacher, chosen by the mayor and aldermen, for one sermon, to be preached on the Feast of St. John the Baptist, in the forenoon at the Cross, called the Stallage-cross, in the parish of Temple.

£10 for four sermons to be yearly preached by the minister of St. Warin-rough's, Bristol; the sermons to be delivered on such days as the Corporation should appoint.

£10 to the minister of the parish church of All Saints, for four yearly sermons.

£5 to the minister of the Temple church, for one sermon on St. Thomas's Day.

£6 yearly, to the poor people of Temple Hospital, for the increase of their alms.

40*s.* yearly, towards the expense of the annual dinners of the governors of the hospital, "whereby the diet of the poor people there that day might be amended."

£4 more, yearly, for any necessary charges of the said hospital.

The residue of the rents of these premises, if any, Dr. White directed to be appropriated to such charitable uses as the Corporation deemed fit, provided that the alms-people of the hospi-

tal should have one half at the least.

Dr. White, by will, left £40 yearly, to his brother George White, during his life, and, after his death, the annuity to be ap-

plied to the support of two additional alms-people in the hospital.

It is generally supposed the ten tenements mentioned in the foundation-deed are those which are now standing, and compose the ancient building called the Temple Hospital. They form a range of chambers under one roof; but the hospital, at present, consists as well of these ancient apartments as of fourteen similar apartments, subsequently built, and ranging with the old ones. This more recent part of the structure has been erected at various times as the finances of the endowment have enabled the governors to build them. It is uncertain at what period these additions were made; in 1640 they were increased to the number of twelve, by the death of George White, the annuitant. In 1782, the number amounted to fourteen; in 1814, to twenty-two; there are now twenty-four. These additional tenements, which stand upon the old site, have been erected out of the savings of income.

The premises in Bear-lane are not in existence as they originally stood; but upon the site of them have been erected some buildings adjoining the almshouse, containing a kitchen, and wash-house, and other offices, for the establishment.

The tenement conveyed by the foundation-deed, and then known by the sign of the *Fox*, no longer exists; but the hospital enjoys the rent of a good substantial house in Cheapside, being a silversmith's shop, which it is presumed stands upon the site of the old tenement called the "*Fox*."

The house in High-street,

Bristol, still forms part of the possessions of the hospital; it is a good house, and in good repair.

The hospital premises consist of two parallel rows of buildings, the end being connected towards Temple-back by a wall, the entrance to the other end being in Temple-street. The space between these ranges of building is open, and forms a court or garden for the use of the brothers and sisters, in breadth about twenty-one feet, and in length about 240 feet. Each of the brothers and sisters has two apartments, one on the ground-floor, and one immediately over it.

The bailiff resides in a house fronting Temple-street: he has no salary; his remuneration for his services being considered the occupation of the livery-house rent free.

In conformity with the directions of the founder, a dinner is provided for the governors yearly, on St. Thomas's Day. It consists of plain food; and, after the governors have dined, the poor people have what remains, which "makes them an ample meal." Before the dinner is served, the alms-people are summoned before the governors, and hear the rules and orders read by the vicar. On the same day, in the morning, the accounts of the bailiff are audited. Upon this day, also, the governors visit the apartments, hearing any complaints that may be made by any of the inmates. The alms-people find their own furniture, which their relations may remove on their death, if they choose. They receive spiritual comfort, when required by them, from the vicar of the parish, and have an appropriate accommodation in the parish church. By the ordi-

nances of the founder, only single men under fifty years of age are to be chosen into the almshouse, and such as have not been, for one quarter of a year preceding, either a drunkard, fornicator, or blasphemer. Forty shillings are allowed by the ordinances for the expenses of the annual dinner of the governors.

REVENUE OF THE HOSPITAL.

The house in Cheapside, London, is let to Charles L'Oste, for a term of twenty-one years, from 1805, at a rent of	£130	0	0
The house in High-street, Bristol, is on lease for fourteen years, from 1819, to Thomas David, silk-mercator, at a rent of	150	0	0
From the tenements in Gray's-Inn-lane	18	0	0
The premises in Gray's-Inn-lane now consist of two houses and premises adjoining, and the Boar's-head Brewhouse; they are on lease to Mr. Edmunds, for a term of fourteen years from 1821, at a rent of £121, which is a considerable increase on the former rent. Half the residue of the rent of these premises above £40 belongs to the hospital; but the sum appropriated to the hospital appears to have averaged	5	17	6
From the Bradley and Hockley estate	191	9	10
Interest of £1,000 3 per cent. consols, being an investment from savings of income	30	0	0
Interest on the sum of £2,268 : 6 : 6, being also savings, and lent on the bonds of the Corporation	90	10	8
	<hr/> £609 18 0		

The expenditure on account of the hospital is between £400 and £500 per annum, leaving a balance in favour of the foundation, which will be considerably augmented as the new rents come in. The moiety of the surplus rents in Gray's-Inn-lane, not yet accounted for, remains in the hands of the chamberlain, awaiting the determination of the Corporation as to its disposition, who have, some time since, referred it to a committee to report on the best mode of applying it to charitable purposes.

SION COLLEGE, LONDON.

Dr. White, by will, dated 20th February, 1622, among other bequests, gave £3,000 for the "buying of a fair-house and backside, fit to make a college for a corporation for all the ministers, parsons, vicars, lecturers, and curates within London and the suburbs;" also, for an almshouse

close by, subject to the same regulations as the Temple Hospital, for ten men and ten women; the governors of the last to be perpetually the president, the two deans, and the four senior ministers of the aforementioned college. For the support of the college and almshouse, he left £160 yearly, out of his real estate; of which sum, £120 was to be set apart for the almshouse. The alms-people were to be taken, six out of St. Dunstan's-in-the-West parish, two out of St. Gregory's parish, four persons out of Bristol, and the residue out of the Company of Merchant Tailors, London.

The testator further gave £40 yearly, in land, to the Dean and Chapter of St. Paul's, for the weekly reading of three lectures. He also gave £100 a-year for the repair of the highways within five miles of Bristol, and for the highways most used leading to

the Baths and towards Oxford, ten miles in length; provided the expenditure on the highways were unnecessary, £30 each was to be lent, gratis, for two years, to two poor tradesmen, and the residue of the annuity was to be given, in portions of £10 each, to four poor maidens of honest fame.

Four poor persons out of Bristol are regularly nominated by the mayor and aldermen of Bristol, to the benefit of Sion-College Almshouse, agreeably to the Doctor's will. These are allowed, by the governors of Sion-College, to be out-pensioners. They at present receive £8 a-year each, but the amount has varied with the state of the Sion-College property, of which establishment a more detailed account will be hereafter given.

It appears the £100 per annum for mending highways, with the contingent provision out of the same for loans to poor tradesmen, and portions to maidens, was provided for by the rents of the Bradley and Hockley es-

tate, in Essex; and that the rents and profits were agreed to be divided between the Corporation of Bristol and the governors of Sion-College, so as to give seventy parts to the city of Bristol, out of which two-sevenths have been appropriated to the Temple Hospital.

The produce of the road money received by the Corporation has been, upon an average of the last seven years, £479 : 2. But the passing of the Turnpike Acts for repairing the roads, having rendered the application of White's bequest to the purpose unnecessary, a surplus fund had accumulated, on the 29th of September, 1821, to the amount of £3,395 : 14 : 2.

Under these circumstances, application was made to the Court of Chancery for its directions as to the future appropriation of the accumulated balance, and also of the average income; and, in consequence, the following scheme of disbursement was approved of by the Master:—

To be expended in the repairs of the Livery-house	£1000	0	0
For the purchase of ground for additional almshouses	1000	0	0
For the expense of building eight new apartments	1000	0	0
For future repairs and contingent expenses	395	14	2
	<hr/> £3,395 14 2 <hr/>		

As to the future average income of £479 : 2, it is proposed to be disbursed as under :

For repairing roads	£100	0
For loans and gifts	100	0
For eight additional alms-men	162	0
For an additional 1s. per week to the whole number of thirty-two	83	4
Which, with the surplus	33	18
Makes	<hr/> £479 2 <hr/>	

CHARITY TO TWENTY-FOUR CORPORATIONS IN ENGLAND.

The singular gift of *Thomas*

White, alderman of London, has recently excited some interest in the courts of law, not only

from the novel conditions under which it was conveyed, but from the number and importance of the bodies interested therein.

The charity was created by an indenture, dated 1st July, 1566, made between the mayor, burgesses, and commonalty of Bristol, on the first part, the president and scholars of St. John's College, Oxford, founded by Sir Thomas White, of the second part, and the Merchant Tailors' Company of London of the third part; by which the Corporation of Bristol received the sum of £2,000 from Sir Thomas White, to be vested in land on the conditions following:—

First, that they would, on the feast of St. Martin, in the year 1567, and so, yearly, on the same feast day, for eight successive years, advance, for ten years, without interest, £50 each on sufficient security, to two young men of Bristol, of honest fame, being inhabitants and freemen of the city, (clothiers to be preferred,) to be appointed by the mayor and aldermen, and four of the common council. At the expiration of the ten years, each loan was to be re-paid, and again lent, under similar conditions, so that, at the end of the eight years, £800 would be lent to sixteen young men, and this, by "God's help, was to continue for ever." The same persons not to receive the benefit more than once.

Secondly, the Corporation agreed to pay, in 1575, to the chamberlain of Bristol, and four discreet men of the common council, chosen by the mayor and aldermen, the sum of £200, to be employed in the purchase and sale of corn to poor people, for ready

money, without profit, and this money to continue in stock, to be so employed for ever for the benefit of the poor of Bristol.

Thirdly, it was covenanted, at the end of ten years from the date of the indenture, namely, in 1577, to pay to the Corporation of the city of York, or their attorney or assigns, on St. Bartholomew's day, at the common hall of the Merchant Tailors' Company, between the hours of two and six in the afternoon, the sum of £104; of this sum £100 was to be lent in loans of £25, without interest, for the term of ten years, to four young men, freemen of York, (clothiers to be preferred,) and to be selected by the Corporation of York; at the expiration of ten years, the loans were to be again lent, in a similar manner, to other young men, and so in perpetuity, in the same way as the loans to the freemen of Bristol. The £4 residue of £104 was to be at the disposal of the Corporation in consideration of their trouble. A similar engagement was made to pay the like sum of £104, in succeeding years, to twenty-three other corporations, for similar purposes, namely:—

Canterbury, in the year.....	1578
Reading.....	1579
Merchant Tailors' Company .	1580
Gloucester	1581
Worcester	1582
Exeter.....	1583
Salisbury.....	1584
West Chester	1585
Norwich	1586
Southampton	1587
Lincoln	1588
Winchester	1589
Oxford.....	1590
Hereford East.....	1591
Cambridge	1592
Shrewsbury.....	1593
Lynn	1594
Bath.....	1595

Derby	1596
Ipswich	1597
Colchester	1598
Newcastle	1599

In 1660, it was covenanted that £50 each, as a free loan, for ten years, should be lent to two young men of Bristol, qualified and chosen as before described, and so from ten years to ten years for ever.

For the non-payment of the £104, in the same order of rotation in perpetuity, to any of the cities, company, or towns, the Corporation of Bristol was bound to forfeit to the president and scholars of St. John's College, for the *first* default the sum of £110; for the *second*, £115; for the *third*, £120; for the *fourth*, £130; for the *fifth*, £140; for the *sixth*, £150; and so for every farther non-payment of £104, the penalty of £150. Should the estate on which the payments were secured decay in value, by reason of fire or other casualty, these forfeitures were to be applied to make up the deficiency to the Corporation to which the £104 was due. It was also stipulated the Corporation of Bristol and St. John's College should, within twenty years after the date of the indenture, and ever after, at intervals of twenty-four years, respectively, appoint two persons "to ride to and view," at their own cost, every city, company, and towns before named, to inquire into the due execution of the trust under which they received the gift of £104; in case of negligence, the future payment to be suspended, and given to some other corporation.

The landed property on which the trust of the Corporation of Bristol is secured, is situated in

the counties of Gloucester and Somerset, and the rental on the 29th of September, 1820, amounted to £197:3:3½.

In 1818 the Merchant Tailors' Company, the mayor, bailiffs, and commonalty of Oxford, and the other corporations interested in the charity of Sir Thomas White, exhibited an information and bill in Chancery, against the Corporation of Bristol, to which the latter preferred a petition of appeal; after hearing counsel on both sides on the construction of the indenture, the Court decided the twenty-four corporations were not entitled to any share of the produce of the estate of Sir Thomas White above the specific sum of money expressed in the indenture, and which the Corporation of Bristol had covenanted to pay to plaintiffs respectively, in rotation, for ever.

The chamberlain of Bristol produced to the Commissioners regular discharges from the cities and towns for the payment to them of the £104, in the order of succession, except the towns of King's Lynn and Newcastle, which were entitled to receive the £104 in 1813 and 1818, declined receiving the same to avoid committing themselves, it being then intended to litigate the question.

The last payment of the £104 was to the corporation of Canterbury, for which the receipt is in the following terms:—

" City of Canterbury.

" We, the mayor and commonalty
 " of the said city, do hereby acknowledge to have received of
 " the mayor, burgesses, and commonalty of the city of Bristol, by
 " the hands of John Langley, Esq.
 " chamberlain, £104, being for one
 " year's payment of the gift of Sir

“ Thomas White, Knight, deceased,
 “ payable to us on the feast of St.
 “ Bartholomew, in the present year,
 “ 1821. In witness whereof we have
 “ hereunto ordered our common
 “ seal to be affixed.”
 £104.

It does not appear whether any particular sum arising out of the trust income was specifically appropriated to be laid out in corn; but, it seems, numerous instances are recorded in the books of the corporation, of various sums, amounting at least to £2,000, having been laid out in corn to be sold to the poor at prime cost, which expenditure has no reference to any other charitable donation.

The Commissioners think that the Corporation of Bristol has acquitted itself of its trust in relation to the charity satisfactorily. It is a proper subject of inquiry how far the twenty-four corporate bodies have discharged their obligation in the application of the £104, they have successively received; but the Commissioners deem this a point without their jurisdiction, since the college of St. John, Oxford, and the Corporation of Bristol, should each nominate an honest and discreet person “to ride to and view” the cities, company, and towns, participating in Sir Thomas White’s bounty, to inquire into their execution of the trusts confided to them.

KITCHEN'S CHARITIES.

In the Register-Book of Wills, belonging to the Corporation, (No. 3, folio 8,) is an old copy of the will of Alderman *Robert Kitchen*, dated 19th of June, 1594, whereby he devised his mansion-house and appurtenances in Small-street, within

the city of Bristol, and also, after certain other dispositions there specified, the residue of all his personal property to the relief of the poor of Bristol, and of the town of Kendal, in the county of Westmoreland, and to such other charitable uses as his executors should approve.

Pursuant to this will, the executors paid £1000 to the Corporation of Bristol, stipulating, first, for a yearly rent-charge of £32 on the city lands, in lieu of £600, part of the £1000; of this rent-charge £26 was to be applied in the payment of 10s. weekly, to a poor householder, that was either a burgess or a widow of a burgess, inhabiting the seventeen parishes of the city; the poor person to be nominated by the mayor and aldermen of the city, and the churchwardens and overseers of the poor of the parishes respectively: when one payment had gone through all the parishes in the order set forth, then the payments were to begin again in the same order, so many times yearly, as prescribed in the schedule annexed to the indenture. As to the £6 residue of the rent-charge, it was to be applied to the use of the poor kindred of the testator, or of his wife (a *Satthfield*); or, if none such, then it should be given to three fatherless or friendless children inhabiting the parish of Christchurch, Temple, and St. Stephen’s; the children to be nominated by the corporation and the churchwardens and overseers of these parishes.

With respect to the application of the £100, the residue of the £1000, it was to be applied as follows:—1st. £125 was to be lent in loans of £25, gratis, for five years, to merchants of the city, to be chosen by the

Corporation; 2d. £250 was to be lent, gratis, for five years, to six or seven burgesses, in sums of £5 and £10, in a similar manner as the preceding; 3d. £25, the residue of the £400, was to be lent, gratis, to the Mayor of Bristol, for the time being, from year to year, for ever, at the feast of St. Michael, together with a basin and ewer, double gilt, weighing 90½ ounces, in order that his Worship might faithfully superintend the appropriation of the £1000 in the manner prescribed. In case of default in the execution of the trust, the property was to devolve on the heirs of Alderman Kitchen.

To the deed by which these covenants were executed a schedule was annexed, showing the yearly amount of the sums to be weekly paid to the 17 parishes, namely, to

All Saints' parish	£	s.	d.
Christchurch do.	3	6	8
St. Stephen's do.	3	2	0
Temple do.	3	2	0
To apprenticing seven poor children	17	10	0
To Catharine and Mary Leeke	2	10	0
To the parish of Westbury, in the Gloucestershire .	0	13	4
For collecting the rents.....	1	5	0
For increase of bread to the parish of Christchurch	1	6	0
To the Chamberlain of Bristol	2	0	0
For a sermon in the city of Bath.....	0	10	0
For a sermon at Kendal	0	10	0

Excluding the payments to the parishes of Bristol, the residue of a sum of £28 is directed to be applied to "good uses."

APPLICATION.

It seems the annual sum of £26 payable to the seventeen parishes of Bristol had not been applied according to the undertaking of the Corporation; but, from vouchers in their possession, it was made appear that sums to the same amount, though not

Christchurch parish	40
Temple do.	40
Redcliff do.	40
St. Nicholas' do.	40
St. Stephen's do.	40
St. Mary Port's do.	40
St. Peter's do.	40
St. Philip's do.	40
St. James's do.	40
St. Michael's do.	30
Little St. Augustine's do. ..	30
St. Leonard's do.	20
St. Ewen's do.....	20
St. John's do.....	20
St. Thomas's do.....	20
St. Walburgh's do.....	10
All Saints' do.	10

A committee being appointed, in 1738, to investigate the state of the charities of the Corporation, it was discovered that the rents above £12:12:8, issuing out of the New Market, or Shambles, were devised, under Alderman Kitchen's will, to be applied as follows:—

in the manner agreed upon, had been annually paid to the parishes.

As to the £6 remaining of the annuity of £32, to be given to the poor relations of Alderman Kitchen, or of his wife, the corporation-books show that so far back as 1698 there have been several of the kindred of the Alderman on their list, to whom they have given the benefit of the charity in rotation.

The application of the £400,

the residue of £1000 to be applied in gratuitous loans will appear subsequently in the account of the Loan Money Charities of the Corporation.

The loan, gratis, of £25 to the Mayor of Bristol is regularly taken by each mayor in succession; as, also, the ewer and basin given by Robert Kitchen, which forms a part of several other charitable donations of plate, with which the mayor is accommodated during his mayoralty.

The Corporation is in possession of the place described as the New Market, or Shambles; but no market or shambles has been there within the memory of any man living. The whole of the premises coming from Alderman Kitchen now form the passage in Broad-street, called the New Market-passage. It is in a poor part of the city, and covered with mean dwellings. The rental of these premises now amounts to £31:11:6, and the average fines for the last 79 years to £19, making an average income from the New Market premises of £50:11:6.

In satisfaction of this income, the Corporation have annually applied, in charity, in reference to the New Market property, the sum of £40:15. In the payments to the parish of Christchurch, 10s. has been deducted from the 20s. directed to be applied to the increase of bread, to be given, for a gift-sermon, to the rector. This is a manifest deviation from the engagement of the Corporation, but the practice has subsisted for a century, and how it originated the Commissioners could not ascertain.

Instead of £17:10 for apprenticing children, the Corpora-

tion has annually expended £20 a year upon that object.

The 10s. for a sermon at Bath is given to St. Stephen's parish, Bristol, and this has been the practice, at least, since 1768.

The payment of £3:2 to the parish of St. Stephen's, in Bristol, appears never to have been made, though no reason could be discovered for this omission.

The Corporation has not, in fact, treated the rents of the New Market premises as applicable to the charities of Alderman Kitchen; but the Commissioners think that, by payments from the funds of the city, in a general way, they have more than fulfilled the charitable purposes of the donor. The Commissioners, however, have suggested to the Corporation the propriety of carrying in their books the whole rents and profits of the New Market estate, in future, to the account of Alderman Kitchen's charity, and this they have undertaken to do.

COLSTON'S FREE SCHOOL.

By indenture, tripartite, made the 25th November, 1708, it appears *Edward Colston*, of the city of London, granted certain manors, lands, and messuages, for the support of a school established by him in St. Augustine's Back; and he gave a power of nomination to vacancies in the school alternately to the company of Merchant Adventurers and his executors; and, after the deaths of the latter, half to the Merchants' Society, and half to certain nominees appointed by himself. In a subsequent instrument, containing directions for the government of the foundation, Mr. Colston appointed visitors of the school,

with a power of expelling boys and removing masters. The Commissioners, therefore, deemed the charity under the control

of special visitors, and, by consequence, exempt from their jurisdiction.

OBSERVATIONS.

It is a matter of regret the Commissioners were compelled to forego an inquiry into Colston's foundation in St. Augustine's Place. It is, we believe, a very fine establishment, where reading, writing, and arithmetic, including merchants' accounts, form the principal branches of education. There are one hundred boys boarded, clothed, and educated during seven years; and some of the most skilful accountants in the city have been formed in this school. Here, also, poor Chatterton resided for the space of seven years, and where, doubtless, some of those poems, which have earned him such a mournful celebrity, were composed. It is not probable the Commissioners would have discovered many abuses, and it would have been peculiarly cheering to record one cultivated spot amid the general waste and desolation of endowed foundations.

TEMPLE-STREET SCHOOL.

This school is situated in the parish of Temple, and appears to have been supported by voluntary subscriptions until about the year 1711, when Mr. Colston erected the present house and school, and caused his coat of arms and the following inscription to be set up in the front of the building:—"This school and dwelling-house were erected and endowed by *Edward Colston*, Esq. a native of this parish, Anno Domini 1711, for the education, in reading, writing, ciphering, and perfecting in the understanding of the Church Catechism, as it is now established by law, and, also, for clothing poor boys of this parish for ever."

By an indenture, it appears the funds assigned for the clothing of the boys and the support the school, consisted of an annuity of £80, charged upon the manor of Toomer, in the parish of Henstridge, in Somersetshire; that the master and scholars were to be appointed by the overseers, churchwardens, and vestrymen of the Temple parish, and certain others appointed by the donor, on every Wednesday

in Easter-week. To this indenture certain rules for the government of the school were annexed, directing, among other things, that the schoolmaster should be a member of the Church of England, and qualified for teaching reading, writing, and arithmetic, and that the boys should be catechised once in each quarter of a year.

The annuity, or rent-charge, of £80 is regularly received from — *Medlicott, Esq.* the owner of the manor of Toomer, and is the only permanent fund for the support of the school. This fund, although originally sufficient for the purpose, has been, by the alteration of the times, many years insufficient for the clothing and educating forty boys as directed by the founder, and the trustees, for upwards of twenty years past, have been obliged to reduce the number of boys to twenty-five or thirty. The number of boys at present on the establishment is thirty, who are completely clothed every year; and the whole expense of the school last year, including the master's salary of £28 per annum, amounted

to the sum of £76:6:6, leaving a balance in favour of the charity of £3:13:6.

The premises belonging to the charity consist of a dwelling-house and garden, in the occupation of the master, and a good school-room, capable of holding forty boys, in which there are proper desks and convenience for the accommodation of that number. The boys are nominated by the trustees, and are taught reading, writing, and the common rules of arithmetic, and are instructed in the Church Catechism.

A *John Graye*, formerly of Bristol, clothier, by his will, dated 13th April, 1713, gave a messuage in Temple-street to the trustees of the school, for the purpose of apprenticing some of the boys educated therein, but no document can be found to point out the house so given, except that it is conjectured to have been a very old house in Temple-street, which having become ruinous, and the land lying waste, in consequence of the trustees not having any fund out of which they could repair or rebuild it, the churchwardens, many years back, took possession of the ground, and built a watch-house thereon, and applied it to other parish purposes.

A regular application was made, in the month of May, 1800, in pursuance of a resolution of the trustees, by Mr. Ward, their solicitor, to the churchwardens of the parish to deliver up the possession of these premises to the trustees; and, in the month of November following, an answer was returned by the vestry-clerk of the parish, stating, that the parish considered the claim erroneous, as they had been in possession of the premises *time immemorial*, and would not give them up. The trustees having no evidence to support their claim, under the advice of their solicitor, have taken no further steps in the business.

It also appears a Mr. *Sperling*, previous to the year 1713, gave £50 for the use of this school, which sum remained many years in the hands of the Corporation of Bristol, upon their bond, and the interest was regularly paid to the treasurer of the charity until 1783, when the principal was paid to Mr. Eagle, the then treasurer. Mr. Eagle, who had been treasurer of the charity above forty years, died in 1801, insolvent, leaving a balance of £95:13:7, besides the sum of £50 in his hands, which is considered entirely lost to the school.

OBSERVATIONS.

The history of this charity is full of misfortune, and as it appears a case that hardly admits of delay, we sincerely hope that it will, ere long, attract the notice of some of the benevolent and enlightened persons with whom Bristol abounds. It shows what may be accomplished by a small sum judiciously laid out, when thirty boys can be clothed and educated by an annual expenditure of £76:6:6. It contrasts strikingly with the improvident management of the City Grammar-School. Although the Corporation may not feel justified in devoting a portion of the revenue of that pompous sinecure in support of Colston's School, it can hardly be supposed Dr. Goodenough would feel any reluctance to administer some relief in the shape of rent, in consideration of the noble charity building he occupies almost entirely for the accommodation of his private pupils and his own emolument. With such poor clients one cannot feel surprised that Mr. Ward

discouraged a law-suit with the Temple church-wardens, especially as these invaders defended their encroachments on the ground of *immemorial usage*, which might have led to a litigation so protracted that the origin of it would have become far more obscure than their usurpation.

WHITE'S CHARITIES.

Mr. Thomas White, in the reign of Henry VIII. left certain lands, tenements, and rents in trust for charitable purposes, and on account of which the Corporation hold some fee-farm rents in Lawrence Weston, at Coleharbour, and from some messuages in Broad-street. They have also a messuage and four or five acres of land, called Wellclose, which they let at rack-rent, producing about £24 per annum, and a fee-farm rent of £1:14 is paid to the Corporation as a compensation for an encroachment that was made some years ago on a part of the property; and on another part of these latter premises a house of correction for the county was built in 1815, for which a consideration was paid of about £340.

Pursuant to the will of *Mr. White*, the Corporation make the following payments:—to four almshouses, 4s. a month each; towards the maintenance of the conduits of St. John's and All-hallows, 20s. each; to the prisoners in Newgate, £1:1:8; to St. Ewen's parish, yearly, the sum of 6s. 8d. This last payment is made from some donation of *White*, but to what instrument or disposition it is referable cannot be ascertained by any documents in the possession of the Corporation.

PIOUS USE MONEY.

It appears by the Charitable

Donation Book, p. 142, that *William Spencer*, in 1494, left a messuage, situate at the back of Bristol, then let at a rent of £4, on condition the trustees, out of the rents, should provide three priests to preach in the church of St. Mary Redcliff, or in the church-yard, before the mayor and commonalty of Bristol, and other devout persons, at the feast of Pentecost, and to pay every priest for there preaching, 6s. 8d.; to the mayor of Bristol for the said preacher's dinner at his table, 3s. 4d. each day; to the clerk and sexton for ringing the bell, and placing the forms for the mayor and common-council, 12d. per day; the residue of the rent he appointed should remain towards payment of quit-rents, the reparation of the said messuage, and to the common benefit of the town. The Corporation, on whom this charge has devolved, pay, at Whitsuntide, for preaching three sermons, £1:10; to the clergyman of Redcliff parish, and for ringing and strewing rushes in the church, 3s. 4d. The mayor and part of the Corporation go to Redcliff church on Whitsunday, when the church is strewed with rushes. These payments appear to have been constantly and regularly made. But the Corporation-books afford no information as to the property charged, or the manner in which the obligation to perform the charity has devolved upon that body.*

* We pass over, in this place, the two charities of *William Carr* and *Richard Cole*, reported by the Commissioners; the account of the first seems merged in the account

GIFTS FOR SERMONS.

It appears, by the old Register Book of Wills, No. 3, p. 284, that *Humphrey Brown*, merchant, of Bristol, in 1629, left his estate, in the parish of Filton, in Gloucestershire, that the Corporation should procure four sermons yearly for ever to be preached in St. Warburgh church, on four several days in the year; namely, on the 24th of June, on or about which day he was born and brought into this vale of misery; the 1st of July, on which day he was baptized, and made a member of Christ's church; the 6th day of May, whereon he was married; and that day of the month whereon he should die and be freed from this vale of misery; also, for a lecture, or sermon, to be delivered on every Lord's Day, in the afternoon, for ever, either in St. Nicholas's church or in St. Warburgh's church, or some other church within the city which the mayor and aldermen should choose. The preacher of the sermons and lectures on the Lord's Day, and also of two of the four sermons, were to be bachelors of divinity at the least. The testator required two more sermons yearly for ever, the one in the church of Westbury-upon-Trim, on the Sunday next after his death, and the other in the church of Acton, on Midsummer-day; and to distribute to the poor of each parish on the day the sermon was preached, 40s.

The several sermons and lectures provided for by the will are stated to have been preached

at the several churches, and, as the chamberlain of the Corporation believed, at the respective times directed by the will. The person appointed to preach the four sermons in St. Warburgh's has been the incumbent for the time being; but it does not appear whether these sermons have been upon any particular subjects, the clergyman being left to his own discretion in that respect. The other appropriations under this will for a lecture and sermons, and to the poor of Westbury and Acton, appear to be faithfully executed.

The Commissioners have not stated the present income derived from the Filton estate.

Lady Rogers paid £20 into the chamber for securing the annual payment of 20s. for a sermon at St. Thomas's church. For this gift a sermon is regularly preached.

William Gibbes, in 1602, left £10 for a sermon to be preached in the church of the Gaunt's, at Queen Elizabeth's Hospital, on the first Sunday in Lent for ever. This church is now called the Mayor's Chapel, where service is performed every Sunday, and where the boys of Queen Elizabeth's Hospital regularly attend. The whole expense of providing the church-service there, including the chaplain's salary, is defrayed by the Corporation.

BREAD CHARITY.

John Bagod suffered a recovery in the 9th of Hen. VII. of four messuages, with their appurtenances, situate in Grope-lane, to the use of the Corpora-

of Queen Elizabeth's Hospital, and of the latter the property devised never appears to have been realised by the Corporation.

tion, on condition that the latter should distribute the sum of 3s. 4d. in bread yearly, on the 12th of May for ever, unto the poor prisoners in Newgate.

The Corporation have a great many houses in a street called Nelson-street, formerly Grope-lane, and, probably, the houses conveyed to them by this assurance may be among the number, but there is nothing to show this with certainty. The Corporation have not carried literally into execution either this or any other gift of bread to the prisoners of Newgate; but they have always laid out a very large sum, not less than £1000 a year, in the supply of necessaries, of various descriptions, for the prisoners of Newgate. The bread-bills alone satisfied by the Corporation upon the account of the prisoners in Newgate have been for a great many years past about £400

Castle Precincts.....	£3	10	0
St. Philip and Jacob	1	15	0
St. Thomas.....	1	15	0
St. Michael.....	1	15	0
St. Mary-Redcliff.....	1	15	0

PRISON CHARITIES.

Mrs. Margaret Brown gave £10 for a stock to be employed by the master of Bridewell to help to keep the prisoners at work.

Peter Matthew, in 1587, left £100 for the same purpose.

Lastly, *Sir John Young* gave £20 for employing poor people in Bridewell.

This prison is under the special care of the Corporation, and maintained chiefly, if not altogether, at their expense. The three last gifts have not been applied exactly as directed, but the sums yearly given by the Corporation for the support of the prison and towards setting the prisoners to

a year. Formerly, it was less, because the number of prisoners was much below the number which have been confined of late years. There is no county-stock, and the whole of the supplies come from the Corporation. It is positively stated that, at all times, the amount of the bread so given by the Corporation has very greatly exceeded the extent of their obligations under any donations of bread which they can be called upon to carry into effect.

JACKSON'S CHARITY, A.D. 1658.

The origin of this charity is not very clearly ascertained, and it appears uncertain whether the original bequest was £100 or £300; on account, however, of Alderman Jackson's gift, certain payments are annually made for charitable purposes to the overseers of the subjoined parishes:—

work, greatly exceed what is due to them under any donations of private benefactors. The average expense the Corporation incurs in respect of this establishment is not less than £500 a year.

Thomas Fownes, about 1626, gave £100 to the Corporation for setting poor people to work. The Corporation consider this bounty satisfied by the large donations they make to the poor of the city.

John Griffin, 1587, left £100 to be employed in buying corn; and selling it to the poor at prime cost. It appears doubtful whether this sum ever came into the hands of the Corporation.

MAYOR'S GIFT.

On inquiry into the circumstances of this donation, they were ascertained to be as follows:—£10 is annually paid at Christmas to the churchwardens of various parishes in Bristol, as the gift of the mayor and alder-

men, which practice is traceable as far back as to the year 1625. The money is paid by the chamberlain, in virtue of an order signed by the mayor and aldermen. The following is the disposition of the £10 for coals, at Christmas, 1821:—

St. Augustin	£1	0	0
Christ-church	0	10	0
St. James	1	0	0
St. John	0	7	6
St. Leonard	0	2	6
St. Maryport	0	7	6
St. Michael	0	15	0
St. Nicholas	0	10	0
St. Peter	0	10	0
St. Philip and Jacob	1	0	0
St. Mary-Redcliff	1	0	0
St. Stephen	0	10	0
Castle-Precincts	0	15	0
St. Thomas	0	10	0
Temple	1	0	0
St. Warburgh	0	2	6
	<hr/>		
	£10	0	0
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CHARITY FOR BLIND PERSONS.

John Merlott, one of the aldermen of the city, by his will, dated 14th January, 1784, left £3000, to be vested in government securities, and the interest, after the death of his wife, to be applied, as far as it would go, to the relief of blind persons, being of the age of 50 years or upwards, resident in Great Britain, in the sums of £10 each. The objects of this charity were to be nominated by the mayor and aldermen, without regard to place of birth, but in every other respect on the same terms and conditions as prescribed in the deed of settlement made by the Rev. Mr. Hetherington, for the establishment of a similar charity in London, and by which persons receiving alms or begging, or having any annuity or income above the value of £20, are excluded from the benefit of the donation.

Mrs. Elizabeth Merlott, the testator's widow, died in 1800, and the legacy was shortly after invested in the funds, and conveyed, under the trusts of the will, to the Corporation.

At a meeting of the mayor and aldermen, it was resolved that, in conformity to the will of the testator, and of the settlement of Mr. Hetherington, the petitioners for the charity should be divided into four classes, and that the first class should consist of persons who had attained the age of 80 years; that the second class should consist of persons of 70 and under 80 years of age; the third class, of persons of 60 and under 70; the fourth class, of 50 and under 60: and that where, in any instance, there was a competent number of petitioners in the first and second classes duly eligible, that such persons should be preferred to the petitioners in the third and

which might accrue, in sums of £6 each, or any such equal sums as the number of applicants within the description of the will of Mrs. Polequin, from all or either of the wards, would admit of.

The Corporation always require the persons applying for the charity to produce receipts for rent, or other proof of their being housekeepers; also, a copy of their freedom; and when they are paid the money they inquire whether they keep a public-house.

WIDOWS' CHARITY.

Miss Elizabeth Ludlow, by her will, dated 11th February, 1805, left to the Corporation £1000, three per cent. Consolidated Annuities, on trust, that they should distribute the dividends among five poor widows, resident within the city, and who had been the wives or daughters of freemen. The mayor and aldermen, or the major part of them, to select the objects of this bounty. *Miss Ludlow* died in 1812, and her intentions have been carried into effect so far as the amount of her bequest, after deducting property-tax, legacy-duty, and other abatements, would permit.

MR. GIST'S WILL.

Samuel Gist, Esq. by his will, dated 22d June, 1808, gave £10,000, three per cent. stock, in trust, that the annual produce be applied, 1st. To support six poor men and six poor women. 2d. To maintain six poor boys and six poor girls in Queen Elizabeth's hospital. 3d. To pay to the first-mentioned poor men and women £5 each, on St.

MRs.'s Day. 4th. To provide Mrs. Justice-fee of £10 each, will, & boys maintained at Queen

Elizabeth's hospital. The residue of the interest was to be applied to the placing as many boys on Queen Elizabeth's foundation as the same would support. The nomination of the objects of this bounty was vested in the Corporation.

Mr. Gist died in January, 1815, and two suits were soon after instituted in Chancery for carrying the trusts of the will into execution. That part of the testament by which six girls are directed to be placed on the foundation of Queen Elizabeth was impracticable; the nature of that institution not allowing the admission of females; and, in consequence, several schemes were submitted, by the Corporation, to the Lord Chancellor, for modifying the original dispositions of the testator. The following plan was finally approved and adopted, namely, that three poor men and three poor women should be paid weekly stipends; that three poor boys should be received into Queen Elizabeth's hospital, at £30 per annum each; and that three poor girls should be received into the Red Maids' School, at £24 per annum each.

The weekly stipend, paid to the three poor men, is 6s. each; to the three poor women, 5s. per week each.

OLD MARKET AND TEMPLE ALMSHOUSES.

Alderman Stevens, by his will, dated 6th of April, 1679, bequeathed his lands and tenements, situate in Breachyate, Wick, and Abson, in Gloucestershire, for the purchase of sites for two almshouses, in the parishes of St. Philip and St. Jacob, and in the parish of the Temple, fit for the accommoda-

tion in each of twelve poor men or women.

Pursuant to this devise, ground was purchased and two buildings, in two different parishes, erected, one in Temple-street, and the other in the Old Market. The one in the Old Market is a stone building, containing sixteen rooms, one room being assigned to each poor person, with a fire-place in it. The almshouse in Temple-street is, also, a stone building, containing twelve apartments, inhabited in the same way, with a fire-place in each room.

The charity has, for many years, been confined to females, except one old man, an out-pensioner. As vacancies arise in the almshouse, preference is usually given to the out-pensioners in filling them up. They are expected to be members of the church of England, and not to receive parish pay; and every applicant must bring a petition, signed by persons that are known to the trustees. There are, usually, a great number of applicants for vacancies. Each of the trustees present make out a list of the persons he most approves of, or wishes to put in nomination; they then consider

the merits of the persons named in the list, and make their election accordingly. The out-pensioners as well as in-pensioners have their pay regularly, unless they prove themselves unworthy by their conduct. The treasurer principally superintends the foundation.

The property belonging to the charity, according to the survey in 1800, amounts to 354 acres and 9 perches.

There has been a decrease in the income of the foundation from a reduction in the rents, and the trustees, in consequence, have been obliged to reduce the scale of expenditure. In the year 1815, the income was £871; in 1816, £755; in 1817, £731:2:0; and so it has continued to the present time. In 1815, the number of poor people maintained from the charity, at 6s. per week each, was fifty-five; in 1816 the same number; in 1817, fifty-one; in 1818, fifty; in 1819, forty-nine; in 1820, forty-five; and, on the 16th February, 1821, forty-one.

The Commissioners, on visiting the charity found every indication of good management.

The following is the expenditure for the last year:—

6s. per week to the old people, allowing for two or three deaths	£602	8	0
Coals (which is an article supplied occasionally)	3	9	4
Repairs	60	11	3
Chief rent to the Trinity Almshouse	4	0	0
Ditto to the Chamber of Bristol	3	0	0
Insurance	1	4	1
Expenses of dinner, at the time when the trustees inspected the estate	6	6	3
Expenses of the audit-breakfast; at which time the alms-people attending have a meal	6	18	6
Salary of the Secretary	6	6	0
Taxes, about	2	0	0
	<hr/>		
	£696	3	5
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TEMPLE SCHOOL, FOR GIRLS.

This school began about a century ago, and was supported by voluntary contributions, until 1798, when the ample amount of the funds, from donations and legacies, rendered further support, from subscribers, on the existing plan of the school, unnecessary. Since that period no subscriptions have been received, but sundry donations have been made to the charity, by which its funds have been increased to £1,750, five per cents, which sum is now standing in the name of the Rev. Robert Watson, formerly vicar of the parish, and two other persons, as trustees of the charity. The school will, also, be entitled to £100, under the will of Mrs. Sutton, who died in 1819, and left that legacy to the charity, to be paid at the expiration of two years after her decease.

About the year 1787, the guardians of the charity, out of the savings of income, purchased an old house and piece of freehold ground, in Temple-street, which house they pulled down, and upon the site of it erected the present school. The building contains a good school-room on the ground-floor, a parlour and kitchen, and four rooms above stairs, and there is a small enclosed garden at the back of it.

There are forty girls on the establishment, who are clothed entirely, and taught the church catechism, reading, and needle-work. No girl is admitted under seven, or above eleven years of age, and they must stay till fourteen; there are proper orders and regulations drawn up and observed in the management of the school.

MRS. THURSTON'S CHARITY.

Mrs. Ann Thurston, by will, dated 22d November, 1756, left £300, in trust, that the interest should be applied to the relief of poor lying-in women, wives of freemen, at the rate of 20s. each; and the objects of this bounty, after the death of Mrs. Thurston's executor, to be chosen by the mayoress (if any), and if not by the mayor, for the time being. The annual interest of this bequest, now amounting to £12, is paid to the mayor or mayoress, and the Corporation have regularly taken receipts for the payments, which are entered in their books. The executor, Mr. Farrell, died in 1778, and the legacy appears to have been subsequently applied as directed by the donor.

CHESTER'S ESTATE.

This was a grant, in the reign of Queen Elizabeth, by *Alderman Chester*, of certain premises in the parish of St. James, on trust, that the Corporation, out of the rents, would pay £7:16:0 to the relief of the poor inhabiting the parish of St. John; 4s. to the poor of the almshouse of St. James's Back; 40s. for the maintenance of a house of correction lately erected in the city; with a further covenant that the donor should be hereafter exempt from taking upon him the office and charge of the mayoralty of the city.

The Corporation are now in possession of two houses on St. James's Back, and a fee-farm rent of 20s. yearly issuing out of a house called the *White Hart*, also situate on St. James's Back, which was understood to have passed to them under this

grant, and are described, in their ancient rentals, as being Chester's gift. The two houses are let to William Howell, upon a lease for ninety-nine years, determinable upon three lives, at a reserved rent of £6 per annum.

The Corporation pay the sum of £7 : 16 : 0, every year, to the churchwardens of the parish of St. John ; and 1s. quarterly, to the almshouse, on St. James's Back. The 40s. per annum is paid in the general expenditure of the Corporation, towards the support of the prisoners in the house of correction.

HOLBIN'S GIFT.

Thomas Holbin, in 1619, left £100, on condition £4 : 10 should be yearly paid on St. Thomas's Day, to the poor of the parish of St. Thomas ; and 10s. be paid for a sermon to be preached in the church of St. Thomas, on St. Thomas's Day. The chamberlain regularly pays £5 to the churchwardens of the parish, to be applied as directed by the will of the testator.

NEWGATE CHARITIES.

Matthew Havyland, merchant and alderman of Bristol, in 1619, left an annuity of £4, on trust, to the Corporation, for the yearly preaching of twelve sermons in the common jail of Bristol, called Newgate ; the preacher to be chosen by the chief of St. Walburgh's parish, with the approval of the donor's children and kindred in the city. *Richard Holworthy*, the overseer of the will, paid to the chamber £100, of which sum, £80 was on account of the gift of Alderman Havyland for twelve sermons, the other £20 was the gift of Mr. Holworthy himself, for 20s. per

annum to be given to the poor prisoners in Newgate. The £4 is given to the ordinary of Newgate, who regularly preaches the twelve sermons, and the donation of 20s. is also paid to the ordinary, to be applied by him for the benefit of poor prisoners.

George White, in the 10th of Charles I. left £100 to the Corporation, on condition they should, yearly, pay £5, within two days next after the feast of St. Michael the Archangel, either to free or relieve poor prisoners in Newgate ; such prisoners to be nominated by the sheriff either on, or ten days before, the said feast-day of St. Michael.

Mr. White also left £100 for the better employment of the poor of the city.

HARRINGTON'S GIFT.

By deed, dated 13 Car. I. the Corporation covenanted with *George Harrington*, on consideration of a sum of £540, to pay to him, during his life, an annuity of £37, and after his death, yearly the sum of £26 in form following ; that is to say, on Saturday, weekly, for ever, 10s. to a poor householder, being a freeman, or widow of a freeman, who should inhabit one of the parishes specified by the donor in a schedule annexed to the deed ; the churchwardens and overseers to select the objects of the bounty, and the clerk who superintended the disbursement of it, to receive 20s. for his trouble.

The payments on this charity are now made annually, instead of weekly, to the churchwardens of the different parishes mentioned in the original instrument.

BREAD CHARITY.

By indenture, in the 17 Car. I.

the Corporation, on consideration of £52, paid by *Thomasine Harrington*, widow of George Harrington, covenanted to pay yearly to the churchwardens of Redcliff the sum of 52s.; it was further agreed that the churchwardens, with the said 52s., should provide, on every Sunday, weekly, for ever, one shilling's worth of bread to be brought into Redcliff church, and, after service, to be distributed in such manner as the bread of Mr. Harrington had been usually disposed of in the said church.

By another indenture of similar import, the same provision was made for the poor of the parish of St. Michael.

By a third indenture, and in consideration of a sum of £104, the Corporation covenanted to provide for the weekly distribution of two shillings' worth of bread among the poor of the parish of St. James, in a similar manner as in the first-mentioned charity.

These several annual sums are yearly paid by the chamberlain to the churchwardens of these parishes respectively; but the application of them, by the churchwardens, will form a subject of investigation when the Commissioners inquire into the state of the charities of each parish of Bristol.

ALDERMAN LONG'S GIFT.

The only document that can be found respecting this gift is an entry in the Charitable Donation Book of the Corporation, dated 10th of August, 1739, in which it is stated, "That the mayor and commonalty had paid £5 per annum to the parish of St. Stephen, under the name of the gift of *Alderman Long*, and that it could not be found whe-

ther he gave the same by will or deed; but, upon referring to the Audit Book of 1650, folio 60, and the Receipt Book of the same date, it appeared that James Powell, then chamberlain of the city, had paid to Walter Tocknell, overseer of the poor of St. Stephen's parish, the sum of £5 for the use of the £100, due to the poor of the said parish, the gift of Alderman Long, deceased, and that the said sum had been paid yearly to the said parish, to that time." This annuity has been regularly paid, from the date of this entry, by the chamberlain of the city.

GIFT FOR A SERMON.

John Pearce, about 1663, left £20, on condition the Corporation should yearly pay 20s. for the preaching of a sermon on every 5th of November, in the parish of St. James, within the city. This 20s. is regularly paid to the minister of St. James's parish, and the sermon preached as required.

GIFT FOR APPRENTICES.

Edward Cox, in 1622, left £200, which is secured on the Corporation estate, in order that the interest, £10, might be forever employed in binding apprentice poor boys and relieving decayed handicraft-men, and such-like uses, within the city; but especially he willed that the poor of the parish of St. Philip, within this city, should be respected.

In execution of this trust, it appears, from the earliest accounts of the charity, kept by the Corporation, that £8 has been annually paid by the chamberlain to the churchwardens of the parish of St. Philip, £1 to the

churchwardens of St. James's parish, and the remaining sum of £1 to the churchwardens of St. Mary, Redcliff. This mode of distribution is still continued.

POWELL'S GIFT.

An entry in the Charitable Donation Book, dated 17th August, 1739, states that 40s. yearly had been paid to certain almshouses, as the gift of "one Parson Powell," but which payment had afterwards been reduced to 30s. The sum of 30s. a-year is now paid, quarterly, in the following proportions; namely, to St. John's almshouse, 2s. 6d.; the Temple-gate almshouse, 1s. 8d.; All-Saints' almshouse, 1s. 8d.; and to the Seamen's almshouse, 1s. 8d.

On account of the gift of — *Silk*, (date not mentioned) the following sums are paid half-yearly by the chamberlain; — Lower Mead almshouse, 2s. 6d.; St. Thomas's almshouse, 3s.; St. John's almshouse, 1s. 3d.; and Foster almshouse, on St. Michael's Hill, 1s. 3d.; making together, 8s. half-yearly.

GIFT FOR BIBLES.

Charles Sloper, D.D. chancellor of the diocese of Bristol, by his will, dated 3d August, 1727, devised to the Corporation the lease of his house and appurtenances, situate in the College-green, upon trust, that they should pay £5 per annum to his niece and next of kin, during her life, and the remainder for buying Bibles to be disposed of yearly, among the poor of Bristol.

The lease of these premises was afterwards sold for £405, which, with savings from the previous profits, made a sum of £565 : 16 : 8, which was invested in the purchase of a rent-charge of £15 : 16 : 7, upon the custom-

house, then let to the Crown, by the Corporation. Since 1800, the Corporation have allowed £4 per cent. on the purchase-money, making the annual sum paid by them £20 : 8 : 9. This annuity is suffered to accumulate for three years, and then the whole sum is laid out by the chamberlain in the purchase of large bibles, which are distributed among poor persons, according to the directions of the mayor and aldermen. Each bible has the following inscription on the cover: "The gift of Dr. Charles Sloper, by the hands of the mayor and aldermen of Bristol."

ALL-SAINTS' ALMSHOUSE.

An annual sum of 10s. is paid to one of the poor persons in All-Saints' Almshouse, to be distributed among the rest, as the gift of *Mrs. Wheatley*, but the origin of this benefaction cannot be traced.

ST. STEPHEN'S PARISH.

It appears from the Charity Donation Book already mentioned, that the sum of £680 was owing from the Corporation to *Mr. Alderman Humphry Hook*, which sum he gave to them, on condition they should charge themselves with the payment, to the poor of the parish of St. Stephen, weekly, for ever, of 4s. for bread, and 4s. for coals, and the remainder, if any, to the Hospital of Queen Elizabeth. It does not appear any security for this payment has been given by the Corporation to the parish of St. Stephen; but the sum of £20 : 6 is annually paid by the chamberlain to the churchwardens of this parish, and receipts are taken for the same, which were produced to the Commissioners.

LOAN-MONEY CHARITIES.

SIR THOMAS WHITE'S LOAN.

In the account of the loan-charity to twenty-four corporations, page 84, it appears *Sir Thomas White* gave £2,000, and directed that £100, part of the profits thereof, should, for the first eight years, be appropriated to the raising of a fund of £800, to be lent in sums of £50, for ten years, interest free, to sixteen young men, freemen of Bristol; and, at the end of ten years, to sixteen others in like manner, and so to be continued for ever. The Commissioners inquired in what manner this disposition had been observed, and were assured the Corporation had always been *anxious* to carry into full effect the intentions of the donor respecting the loan of £50, and that they had made it matter of notoriety in the city, from year to year, that these sums were ready to be advanced upon application, according to the prescribed terms, but it often happened the sums had not been all lent for want of application for them.

After the ceremony of swearing in the new mayor, at Guild-hall, when there is usually a large attendance of the inhabitants, the new mayor gives out publicly that there are various sums of money in the loan-chest *ready to be advanced* WITHOUT INTEREST; and there is hung up, on the public staircase of the council-house, accessible to every body, a table on which is entered, in large characters, a specification of the amounts of different moneys to be advanced on loans, and the terms. A committee, also, called the "*Permanent Committee*," which meets monthly, and whose

duty it is to consider of petitions for the loans, and who invariably take such petitions into consideration, if there are any to be produced.

When the whole of the £800 is not lent out, the remainder is kept in the hands of the chamberlain, ready to answer any application. The Corporation has, also, at this time, (1822,) an accumulated fund of £1,000, arising from the gift of £100, which it is entitled to receive in rotation with the twenty-three other corporations; but this is also lying idle in the treasury of the Corporation, for want of applicants. It is stated, however, that this £1000, as well as the £800, is *always in readiness* to be lent to the description of persons we have already mentioned; but, at present, no clothing trade is carried on at Bristol, so as to make it practicable to observe the preference directed by Mr. Alderman White: it is, therefore, lent indiscriminately to all young tradesmen of honest character, upon their application.

HEYDON'S GIFT, A.D. 1579.

This was a legacy of £100, to be lent to two young men trading over the sea, £50 each, for four years, at an interest of £3:6:8, which the Corporation was to divide among poor persons in prison, in the city. The money is lent, as directed, whenever application, by persons qualified, is made; but it is stated, the Corporation have never been in the habit of taking any interest for this loan, though they have divided among poor persons in prison the amount of £3:6:8.

ALDERMAN THORNE'S GIFT.

In the Corporation's Book of Wills, or Great Orphans' Book, p. 261, it is stated, in 1532, *Alderman Thorne* left £500 to be lent, interest free, for one year, to young men minded to cloth-making, so that the borrower would give security; and he that made most cloth, was to have the largest portion of the loan. The money is not confined to clothiers for the reason already mentioned, but is lent out in sums of £50, when applied for by proper persons.

ALDWORTH'S GIFT, A.D. 1634.

This was a legacy of £1000, by *Alderman Aldworth*, for setting poor people to work within the city, and it is now lent by the Corporation in sums of £50, for ten years, without interest, to such as find employment for the poor.

ALDERMAN WHITE'S GIFT.

This was a bequest of £200, in the tenth year of Charles I. to the Corporation, to be lent on St. Martin's Day, to ten free-men, clothiers to be preferred, in sums of £20, for ten years; the borrowers giving security for repayment at the expiration of the term, when it was to be again lent, and so continued for ever.

WHITSON'S GIFT, A.D. 1627.

Alderman John Whitson, among other numerous charities, left, if he should die without issue (which he did), £500 to be employed as follows: £250 to be lent to five young men, being merchants and freemen of the city, to each £50, they giving bond, with two sufficient sureties, to repay the loans in se-

ven years with 10s. yearly, for the use; the interest, amounting to 50s. to be distributed among such poor householders of the parish of Nicholas, as the church-wardens and ministers should select. The other £250, residue of the £500, to be lent to twenty poor tradesmen, being inhabitants or free burgesses, to each £12 : 10, without interest, they giving bond to repay the same in seven years, when, as in the former case, the money was to be again loaned out, and so in like manner for ever.

ROBERT ROGERS'S GIFT.

A regular search has been made for the will of this benefactor, but none has been found; from the researches of the Committee of the Corporation in 1738, it appears to have contained a legacy of £100 to be lent in sums of £10, interest free, for five years, soap-boilers to be preferred. The Corporation still charge themselves with £100 under the will of Mr. Rogers; but in this case, as in many others, the Commissioners were told, when the loans to be advanced were *below* £50, few applications were made for the use of them.

GIFTS TO MECHANICS.

By the Donation-Book of the Corporation, page 18, it seems, *Mr. John Dunster*, in his lifetime, gave £100 for a stock to be lent, interest free, unto ten poor handicraft men, by £10 a-piece, who were to have the use thereof for five years, giving security for the repayment, at the expiration of the term, when it was to be again loaned out to ten others, and so continued for ever. This gift appears

never to have been employed, and still remains to be disposed of when there are any handicraft men in Bristol who want a gratuitous loan of £10, and can give security to repay the same in five years.

In the Book of Wills, No. 3, page 212, it appears *Thomas Jones* left £380 to be lent, in sums of £20, to nineteen poor honest thrifty young men, following some occupation by land or sea, free of the city; the loans to be for six years, at an interest of 5 per cent. and the interest, to the amount of £15, to be applied as follows: 20s. for a breakfast to the corporation when they yearly meet to audit the accounts; 40s. yearly to a clerk for finding books and keeping accounts; 40s. to the Dean and Chapter of Bristol, that they might, from time to time, call upon the mayor and aldermen to see the trust duly performed; 20s. to the poor of the parish of Redcliff, and £9 to nine of the

poorest parishes in Bristol, to be distributed every year a week before Easter, with 20s. additional to these ten parishes; the residue of £4 was to be paid to the vicar of Stowey for the time being, of which £4, 40s. was to be for four sermons yearly, and the remainder to the poor of the parish.

The sum of £380 was received by the Corporation, and they still hold it applicable to the will of Mr. Jones; but no candidate has appeared for the loans of £20 on the terms prescribed by the testator. No specific application has, therefore, been made of the interest money; but the Corporation have, in this instance, as in many other like cases, carried the charitable intentions of the donor into *partial effect, independently of any interest received by them*. With the exception of £4 paid to the vicar of Stowey, no further charitable application is made of the interest of this fund.

OBSERVATIONS.

The Royal Commissioners appear inclined to give credit for a spirit of liberality in the Corporation, to which we strongly suspect they are barely entitled. From the last paragraph, and on several preceding occasions, it might be inferred the Corporation had generously made up the interest out of their own funds, and applied it to charitable purposes, though no interest had been made by them from the application of the money in loans, in the way directed by the donors. Allowing such supererogative goodness in the trusteeship of the Corporation is, we suspect, more generous than just.

In all the cases we have met, it seems the legacies left to be lent out have been duly paid and received by the Corporation; many of them have never been used at all as directed, for want, as it is said, of *proper applications* for them; meanwhile, how has the money been employed?

Some of the legacies are two or three centuries old, and as they were all duly paid in the coinage of the time, they would, if they have been kept, intact, in the coffers of the chamber, as the statements of the Corporation would induce one to suppose, form a very curious sight to see, and would, also, be very valuable to dispose of. Perhaps, among the hoards of the worshipful body, may be that paragon of coins, a Queen Ann's farthing, or some of the marks and nobles of the Williams and John; or of the heavy old shillings of Edward III. when only twenty were coined out of a whole pound of silver. Our fears, however, are, that the mercantile spirit of Bristol has been fatal to the preservation of numerous specimens of the ancient coin of the realm, and that the chamber of the Corporation con-

tains little more than books of account and huge chests of wax and parchment. Of the many thousands bequeathed for loans, either at low interest or no interest, most probably a large portion, rather than suffer the money to be idle, has been borrowed by the members of the Corporation, and, though such a practice is not in exact accordance with the terms on which it was entrusted, they, doubtless, deemed the security they could give for the repayment better than any which could be afforded by mechanics and poor tradesmen. If the loan-money has been so employed, or if it has been deposited in any other way, and interest for it received, it is certainly no great merit in the Corporation to have applied a fraction of that interest to charitable purposes when the *whole* ought to have been so appropriated.

That this is very lamely done the management of *Jones's Gift* is an example. In this case, though £380 was bequeathed and paid into the chamber, and an interest of £19 specifically appropriated, it seems there is no record of any payment beyond the yearly sum of £4 to the Vicar of Stowey. As the date of Jones's will is 1652, the arrears of interest that have accumulated, and now due to the poor and the Dean and Chapter of Bristol, (if the latter have not forfeited their claim by failing to superintend the management of the trust,) must be very considerable. Meanwhile, the application of the surplus is to be explained; as Jones only assigned the miserable pittance of 20s. for an annual breakfast for the Corporation, perhaps the residue may have been absorbed in furnishing out a more ample meal.

REDWOOD'S GIFT, A.D. 1630.

By the Corporation Register-Book of Wills, No. 2, page 6, *Robert Redwood* appears to have left £200 to be paid into the chamber of the city, to be lent, on security, to poor burgesses, £10 each for five years, gratis. This fund is in abeyance for want of application, though it appears open to every description of freemen, provided they be poor, and can give security.

The Corporation also acknowledge to have received £60, on account of *Dr. James*, to be advanced on security, by sums of £10, to five poor men for two years, interest free.

The gift of *Alderman Kitchen*, of £375, mentioned page 87, seems suspended in the hands of the Corporation for want of applicants among the freemen for such small, but as we should deem them, convenient sums as £25, £10, and £5.

DOUGHTY'S GIFT, A.D. 1629.

In the Will-Book, No. 3, page 277, *John Doughty* appears to have left £100 to be lent to *smiths, cutlers, joiners, cord-makers, hoopers*, and such like handicraft and small trades, £10 each, for five years, without interest, the borrowers giving security for the repayment at the expiration of the term. The Corporation, also, charge themselves with this sum; but the mechanics of Bristol appear either to be without credit, or in no want of money, as no applications are made for this loan.

THOMAS PEARCE ALLISON'S GIFT.

The Corporation have not the will of this benefactor; but an extract, copied from the will, and entered in their Donation-Book, shows that the testator, in 1777, left £200, on trust, to the Corporation, to be lent to such

honest and industrious freemen of the city, as they should think proper, in sums of £50, for ten years, *interest free*. The directions of the will are said to be

followed in respect of this donation, which closes the enumeration of the loan-money of the Corporation.

Without allowing any thing for losses from the failure of the securities and other casualties; the charity loan moneys, for

which the Corporation consider themselves liable, amount to £5,567 : 18 : 4. The account stands thus :—

Upon Sir Thomas White's gift there is outstanding upon

loans	£1450	0	0
Upon Alderman Aldworth's ditto.....	438	15	0
Invested in Three per Cent. Consols, for a reserve for occasional losses	155	5	9
Balance, in cash, in the chamberlain's hands unapplied..	1412	17	7
Liabilities for the sum of £2,111 for which the Corporation has executed bonds under the city seal.....	2111	0	0

£5567 18 4

The balance of £1412 : 17 : 7 is in cash, and is so specifically kept always ready to be applied. The present amount is larger than ever known at any former period in the present chamberlain's time. It has been as low as £226, and the amount necessarily varies from differences in the number of borrowers. The sum of £2,111, which is made up of donations, to be lent in sums of £25 and under, is considered, for the most part, as an *inoperative fund*, there being seldom any persons who are willing to borrow such small sums on the terms on which they are to be lent. But this sum, like the last, is always ready to be lent in these small loans upon *proper application* for them.

Upon the whole, the Commissioners conclude the Corporation have not taken advantage of, nor claimed any abatement for losses on the charity-loan-fund by the failure of the sureties, and the plunder committed upon it in the times of the civil

war; but they have carried on their accounts just as if the whole of what they received, under the different donors, had remained unimpaired by any loss or casualty whatever. During the civil wars of the 17th century, Bristol was a principal scene of the disturbances; and, it appears by the books of the Corporation, that they were plundered of their possessions, particularly that their loan-money-chest was robbed of its contents, and that the Corporation were driven to borrow money to make good the contributions levied upon them. At the same period, the Corporation was obliged to part with all its plate.

The experience of the Corporation in respect to these loan-moneys and the knowledge they possess, as individuals, of the trading part of the city of Bristol, support them in the observation that, as to any sums *under* £50, the inducement is not considerable enough to procure any applications to be made, at

least any such as can be admitted with safety and propriety. But that if they were authorised to lend sums out of all the loan-money promiscuously, of £50 and upwards, according to their discretion, this loan-charity would be found to operate

much more beneficially for the trade of the city, and it is probable that in consequence of this investigation the Corporation will make application to the Court of Chancery for Liberty to employ the fund in this more beneficial manner.

OBSERVATIONS.

Having gone through the whole of the charities under the management of the Corporation of Bristol, as detailed in the 6th and 8th Reports of the Royal Commissioners, it only remains to draw up a summary statement, and conclude with a few observations on the manner in which the charitable trusts of the Corporation have been administered.

LANDED CHARITIES.

	<i>Average Income.</i>	<i>Average Expenditure.</i>
Queen Elizabeth's Hospital	£2391 16 4½	£1877 1 1½
The Free Grammar-School	very great ..	391 6 6
Alderman Whitson's Charities, including Red Maids' School, Child-bed Charity, and others	1223 15 3¼	1266 4 1
Trinity-Hospital	789 15 2	649 4 7
Foster's Almshouse	333 16 4	—
Temple-Hospital	609 18 0	456 4 0
Dr. White's Road-Money	479 0 2	160 9 0
Charity to Twenty-four Corporations in Eng- land, yearly	197 3 3¼	154 4 0
Alderman Kitchen's Charity to Seventeen Parishes of Bristol	charged on city estate ..	32 8 0
Ditto New-Market Property	50 11 6	42 17 9
Colston's Free-School	special visitors ..	—
Temple-street School	80 0 0	76 4 6
White's Charities	42 14 6	11 18 8
Spencer's Message	unknown ..	1 13 4
Brown's Gift	Filton estate ..	unknown
Lady Roger's Gift	1 0 0	unknown
Mayor's Gift	—	19 0 0
Old-Market and Temple-Almshouses	731 2 0	676 3 5
Temple Girl-School	unknown ..	unknown
Chester's Estate	6 0 0	7 16 0
William Gibbes	10 0 0	10 0 0
Bread Charity	unknown ..	unknown

MONEY LEGACIES.

Jackson's Gift	£ 100	Newgate Prison Charities ..	£ 300
Sundry Prison Charities ...	330	Harrington's Gift	540
Charity for Blind Persons (Three per Cents.)	15,152	Thomas de Harrington's Gift	152
Mrs. Peloquin's Legacy ..	19,000	Long's Gift	100
Miss Ladlow's Widow Cha- rity	1000	Pearce's Gift	20
Mr. Gist's Will	10,000	Apprentice Gifts	200
Mrs. Thurston	300	Rev. Mr. Powell's Gift ..	unknown
Thomas Hoblin	100	Gift for Bibles	405
		Humphry's Gift	640

LOAN-MONEY CHARITIES.

	Date.	Amt.
Sir Thomas White	1566..	£900
John Heydon	1579..	100
Alderman Thorne, <i>gratis</i>	1592..	500
Alderman Aldworth's, <i>gratis</i>	1634..	100
Alderman White, <i>gratis</i>	10 Car. I.	200
Alderman Whitson	1627..	500
Robert Rogers, <i>gratis</i>	unknown	100
John Dunster, <i>gratis</i>	—	100
Thomas Jones	unknown	380
Robert Redwood, <i>gratis</i>	unknown	200
Dr. Jones, <i>gratis</i>	unknown	50
Alderman Kitchen	1594 .	375
John Doughty, <i>gratis</i>	unknown	100
Thomas Pearce Allison, <i>gratis</i>	1777..	200

In the management of these different funds and revenues the most flagrant abuse is unquestionably the *Free Grammar-School*. We have before expressed our opinion on this matter, but it appears to us such a shameless usurpation of the property of the citizens of Bristol, that we cannot help again advert- ing to it. The inquiring torch of the Commissioners has demonstrated there is no ground for considering this institution exclusively intended for clas- sical learning; the bounty of ROBERT THORNE was left unfettered with statutes and ordinances, to be applied to whatever purpose was most bene- ficial to the city of Bristol. The letters patent of Henry VIII. to the exe- cutors of the founder declare "that there shall be a free-school for the *better education and bringing up* of children, and *others (adults we presume,)* who will resort thither, to the honour of God and *advancement of the said city.*"—Can the education of FIVE children, with an estate of *five hundred and ninety acres*, be considered such an *advancement of the city* as the foun- der intended, or the restriction of a rich foundation to the teaching of a species of knowledge which no one will "resort thither to learn," a fulfil- ment of the obvious intent of the benefactor?

We sincerely hope some disinterested member of the Corporation will take up this business, or, if there be none such, we trust some public-spirited citizens of Bristol, unconnected with the abuse, will exert themselves to re- form it; and rescue the bounty of THORNE from the hands of the spoiler: whoever undertakes this good work, will deservedly rank among the best be- nefactors of the city, and be not less entitled to gratitude than the founder himself.

We pass over the other *Landed Charities* of the Corporation, on some of them we have already observed; and of others, so far as we can pene- trate, the management appears unexceptionable, and even praise-worthy. It is fair to observe, too, that the chamberlain, in a great many cases, pro- duced receipts and vouchers for the regular payment, during a series of years, of the sums granted to different charities, to the Commissioners, who, on this, and several other occasions, evinced a laudable zeal to probe to the bottom.

We have only a remark or two to make on the *Loan-Money Charities*. Money, like land, seems apt to lie *dead* in the hands of corporate bodies; we mean *dead* as to any appropriation to the proper objects for which it was bequeathed; for we can never suppose (though such an improbable circum- stance has been hinted at) that it ever lies idle in the coffers of the chamber; it is always, we suspect, in circulation, and though some of the legacies to be lent out are stated never to have been *used at all*, we cannot imagine they have remained unchanged, for two centuries, in the original coin they were received, but have undergone divers transmutations from bullion to Bank

to this day. It follows, that if the money legacies have been properly employed, the Corporation is liable for the accumulation of interest for whose benefit the principal was devised. We have, too much respect for the laws ever to recommend that the Corporation should be called upon for *compound interest*, though the Corporation wished to exact compound interest from Queen Elizabeth's Hospital.

The chief reason assigned for the limited employment of the loan is the want of application for it. Sums of £15, £25, and £50, seem convenient for the general use of handicrafts and poor tradesmen, and help thinking, in spite of the representations made to the Corporation, that much ignorance prevails in Bristol that such accommodation can be obtained at the Chamberlain's office. The information is, now brought home to the citizens, and it is their own fault if they do not apply; the names of their benefactors, the sums to be lent out, and the terms are all stated; moreover, the Chamberlain repeatedly affirmed to the Commissioners, the money is always lying ready in the loan-chest, to be lent on "proper applications." Here's the rub! Who is to judge what applications are proper? The "Permanent Committee" alone determine the petitions of applicants, and forms apparently an arbitrary tribunal in which there is no appeal. We trust, however, they discharge their duties in a fair and liberal spirit.

The Corporation intimated to the Commissioners an intention of reforming the management of the loan money charities. This is seven years ago, and, we are, probably, (though we have strong doubts,) the whole system is now more efficient and extended usefulness. It certainly appears to us that the amount of the loans to be advanced would be no less. God knows the great capitalists in this country of late years have facilities enough for carrying on their ventures; it is the little ones who need a lift, and such, we apprehend, is the description of persons the charities are intended to assist.

A question has occurred to us which we will mention in this place for the sake of the management of all corporate trusts. We would apply to the same talisman of PUBLICITY which has contributed so much to the better administration of our national affairs. An act of parliament for this purpose, we are convinced, would be attended with the most beneficial effects. We are aware of no good reason why corporate bodies should be exempt from the obligation imposed on the king's ministers. The Corporation of a city or town stands in the same relation to the inhabitants as the imperial government to the people of England. The Chancellor of the Exchequer brings forward his annual statement of debts and of income and expenditure, and lays them before the nation, and every citizen ought to be discharged by every chamberlain, or other equivalent officer, to the whole city, borough, guild, or fraternity, by which he is represented. Such a reform would check negligence and abuse, and maintain a constant and free inquiry into the administration of all corporation funds.

CHARITIES UNDER THE MANAGEMENT OF THE CORPORATION OF MERCHANT ADVENTURERS IN BRISTOL.

<p>MERCHANTS' ALMSHOUSE. The Merchants' Almshouse, in the street, formerly called the Merchant's Almshouse, is situated on the Avon Marsh, upon the site of an ancient chapel,</p>	<p>built by one John Welsh, with other mariners, in honour of the "blessed Clement," and the first conveyance of the lands appurtenant thereto in trust for the almshouse was in the 4th year</p>
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of Queen Elizabeth, by Thomas Aldworthe and Thomas Symonds.

By a book of proceedings, called the Society of Merchants' Hall-Book, it appears the Society came into full control and management of the almshouse about the year 1647, when they either rebuilt or made considerable additions to it. How long before this period the Society directed the concerns of the almshouse cannot now be ascertained. The Commissioners, in their report, have abstracted the several feoffment-deeds, by which the almshouse estate has been conveyed from the reign of Edward VI. to the 17th November, 1756; which is the date of the last conveyance of the premises to the Society's feoffees.

In the opinion of persons best informed on the subject, the whole site of St. Clement's chapel is now covered by the premises called the Merchants' Hall; and it is supposed the hall extends considerably beyond that ancient site, and comprehends what was formerly called the rope-house and premises, or at least, a large portion of them. The Society, at different times, made purchases contiguous, and it is probable part of the garden connected with the Merchants' Hall, and lying behind, or to the north, has risen out of these purchases.

The present income of the almshouse is made up of various benefactions from different individuals, and, particularly, from two ground-rents and some land settled upon the foundation by *Edward Colston*, in 1696. The society, also, out of their general fund, contribute a considerable annual sum towards its support.

One of the oldest gifts to the institution, is a legacy by *Margaret Abley* of £50, which she bequeathed to the Society of Merchant Adventurers for the relief and maintenance of poor decayed mariners and seamen of the Merchants' Almhouse. This bequest is secured upon the general funds of the society, whose books show that an annual sum of £2, in respect of this gift, has been regularly applied to the almshouse.

A sum of £1 per annum is paid in respect of a gift by *John Hopkins* and *Elizabeth Hopkins*, his widow and executrix.

There is an obscure account of a sum of £1000 coming to this charity from a Mr. *Richard Jones*, or his executors. The will of Jones has been searched for, but without success; but, it appears, from an entry in the Society's Hall-Book, in 1695, that an agreement had been made with the executors of Jones, by which it was stipulated the Hall should maintain either six poor sailors or sailors' widows in their almshouse, and build rooms to receive them; and that, on the payment of any part of the £1000, the society should allow 4 per cent. interest. In the same book, credit is given for the receipt of the whole sum of £1000, at two several payments. In the rental, too, of the Society's estates, at Bristol, in 1798, certain premises in Castle-street, consisting of the George Inn and other messuages, are enumerated as the property charged, by a deed dated in 1696, with the maintenance of six poor sailors or sailors' widows, on account of Jones's legacy. This deed has been searched for, but cannot be found.

poor persons, however, added, and are still kept consequence of the donation of Mr. Jones; and as 3s. a are paid to every one of the people, it follows that six people have, at least, than the interest of 4 per cent on the £1000 among them.

Davis, in 1703, left £100 maintenance of one poor person, the interest of which, at 4 per cent annum, is applied to the support of the charity.

In 1730, *Sir Abraham Elton* left £150 for the maintenance of one poor seaman.

Mary Ann Peloquin, in 1771, about the year 1771, gave £400 to this charity. This was for the clothing of twelve poor women, in a particular manner prescribed by the donor. At the time of the gift, the sum has been annually distributed on the 1st of January, and is entered in the beadle's account-books. The sum expended each year was £16:19; it has been according to the price of the article. The quantity of clothing distributed has been always the same.

William Whitson left £26 for the Merchants' Alms-house, and which is regularly paid from the vice-chamberlain of the city of Bristol.

Richard Long, by will, dated 16th June, 1646, devised a charge of £10 per annum, to be paid out of Tibbot's farm, in the parish of Seiston, in Gloucestershire; this £10 to be laid

on sea-water green-coloured cloth, to reach down to the knees, with caps of the same colour, and knit white stockings. By the receipts entered in the account-books, it appears that only £8 a-year has been received under Mr. Long's will. By the receipts entered in

the account-books of the society, it appears the receiver has always debited himself for the £10, and credited himself for £2 land-tax, allowed to the proprietor of the lands. The present owner of the lands charged is *Fiennes Trotman, Esq.* No distinct account is kept of the clothing in reference to Alderman Long's donation; the almsmen have all coats of sea-green colour, and of the length prescribed by the will.

Alderman Vickris, by his will, dated 24th August, 1665, left an annuity of 52s. charged on a messuage in High-street, in the parish of St. Nicholas, to be applied towards the maintenance of one poor woman in the almshouse, at the rate of 12d. a week forever. The Merchants' Society receive the annual sum regularly from the owner of a house in High-street. It is entered in the account-books of the society as *Alderman Vickris's gift*.

In the year 1653, *Hugh Brown*, late mayor of the city and master of the society, left to the Merchant Adventurers his messuage, next to his dwelling-house, in Bristol, upon trust, they should apply the rent of £7:10 towards the maintenance of two poor men in the almshouse; and it was his desire the deeds and writings, relating to the said messuage, should be delivered to the master of the society within three months after his decease. He also gave £100 for the maintenance of a third poor man, or a mariner's widow, as should seem best.

There is no sum of £7:10 paid to the Society in respect of any house in Bristol under the will of Mr. Brown. How that came to be so could not be explained to the Commissioners.

There are *no beadles' books of accounts* anterior to the year 1687, and it is in these documents any entry relating to this gift would have been inserted. No person, on the part of the Society, is able to ascertain the locality of the tenement devised by Mr. Brown, *for want of the accounts* of the period in which the donation was given, which, had they been in existence, would have shown the situation and particulars of the premises. It is to be observed that the will does not give the name of the street, or otherwise point out the situation of the house, except by stating its contiguity to the dwelling-house of the testator.

In lieu of Mr. Brown's devise, the Society make a *voluntary* contribution, out of their own funds, towards the support of almshouse; but the Commissioners have suggested, with a view to the solidity of the establishment, the propriety, in future, of entering in their books, to the credit account of the charity, the annual sum of £7:10, in part of the permanent income of the almshouse; and the Society have intimated an intention of authorising their accountant to adopt this suggestion.

Joseph Jackson, in 1658, left an annuity of £5:4, payable out of the chamber of Bristol, for the maintenance of one person in the almshouse.

We come last to the grant of *Edward Colston*, in support of the almshouse; which consisted of messuages and lands on the road to Brislington, in Somersetshire, for the maintenance of six poor seamen, in addition to the number then on the foundation; and to whom was to be paid 2s. weekly, provided there was no

deficiency in the funds for the maintenance of St. Michael's almshouse, another endowment of the benefactor. This property was vested in trustees, who have been kept up to the present time; and the land and premises described in the original settlement are still in the possession of the trustees, except that portion which has been sold to the Bristol Dock Company, for £990, under the act for improving the Port of Bristol. The six seamen, after the decease of Mr. Colston, were to be nominated by the Merchants' Society.

For forty-eight years past there has been a constant deficiency in the funds of St. Michael's Hill Almshouse for the support of that establishment, as appears by the books of the society, to which it was always considerably in debt until the year 1808, when the consideration of a lease to Mr. Hare was received, by which means the debt was liquidated, and the balance turned in favour of the charity. The debt, however, of that almshouse has again accumulated, as appears by the last audit, on the 29th of September, 1820. The property of St. Michael's establishment, consisting principally of fee-farm rents, is not so susceptible of improvement as the Merchants' Almshouse.

There are now in the Merchants' Almshouse thirty-one rooms and thirty-one occupants, nineteen men and twelve women.

Upon an average for the last nine years, the expenditure upon the almshouse, exclusive of repairs, has been £310. The permanent income appears to be only £188:13:8, and the excess in the expenditure is provided for out of the society's funds.

The sum of 3*s.* a week is paid, by the society, to all the almspeople, indiscriminately, except the chief brother, who has 5*s.* a week. There are certain rooms, eighteen in number, called *perquisite rooms*, the occupiers of which, twelve men and six women, respectively receive 2*s.* 2½*d.* at certain periods; the women every three years, six of the men every three years, and other six every six years only. It is called shirt and shift money, and is devised under the will of Mr. Alderman *Brown*, dated 6th June, 1695; by which he gave to the com-parishioners of St. Nicholas, in Bristol, two tenements, situate in the Weare of Bristol, upon the condition that the proctors of the church should yearly, at the feast of Christmas, bestow 26*s.* 8*d.* in good strong shirts and smocks, to be given to the almspeople, and to others the most needful in the same parish. This is paid by the churchwardens of St. Nicholas's parish.

Hopkin's gift, before mentioned, is given to the occupiers of the eighteen *perquisite*-rooms. At Christmas, Easter, and Whitsuntide, 9*s.* is allowed at each festival by the Merchants' Society for dinner, which is, also, confined to the *perquisite*-rooms; 1*s.* 8*d.* each quarter is, likewise, divided among the *perquisite*-rooms, by the chamberlain of Bristol, devised from the gift of a "Parson Powell," mentioned page 103.

The poor people find their own victuals and the furniture of their rooms. Every man, without distinction, has a coat and a cap, one pair of stockings, and one pair of shoes, every year and a half. The women have each,

every year two shifts, two pair of shoes, two pair of stockings, and two handkerchiefs. They have each one apartment, with a fire place in it. They have, also, a common wash-house for the establishment. The chief brother, for the additional pay of 2*s.* a week, is expected to look after and pay the other almspeople, and report any impropriety he may observe to the society's receiver. A copy of the rules, made in 1650, is hung up in the chief brother's room; and it was promised to the Commissioners, by Mr. Haines, that they should be read over, annually, to all the almspeople. Five guineas a year is paid to the rector of St. Stephen's parish for his spiritual attendance on the poor people, when required.

COLSTON'S ALMSHOUSE.

This establishment, on St. Michael's Hill, was incidentally noticed in the last article, and was endowed, by *Edward Colston*, in 1696, as an alms-house and abiding place for twelve poor men and twelve poor women, the first twenty-three of which almspeople were appointed by the founder in his life-time, and power was afterwards given to the Merchant Venturers, who were constituted governors of the charity, to fill up vacancies and superintend the institution. The almspeople were to be freemen of the city, or widows, sons, or daughters of freemen, or natives of the city, or persons who, for twenty years preceding, had resided in the city. Each person was to receive 3*s.* weekly for maintenance, and an elder brother 6*s.* being 3*s.* extra, in consideration of his trouble in receiving and

paying the allowance of the others, and looking after the general concerns of the foundation. The minister who performed divine service in the chapel of the almshouse was to receive £10 per annum, payable quarterly.

The property granted by Colston for the maintenance of this charity, consisted of divers messuages, estates, fisheries, and fee-farm rents, in the counties of Northumberland and Somersetshire. *Richard Hart Davis*, Esq. also, by indenture, dated 28th September, 1811, conveyed, upon trust, a piece of ground, called the Mariner-Pitts, in the parish of Westbury-upon-Trim,

for the better maintenance of the twenty four almspeople.

The Merchants' Society is now in the receipt of the several fee-farm rents, settled on the almshouse by Mr. Colston, except nine, which were sold under an act of parliament passed in 1807; and the proceeds, combined with some other sales, producing £1838 were invested in the 3 per Cent. Consols.

The property left by Mr. Hart Davis, now consists of a nursery-garden in the holding of Messrs. Sweets and Miller, under a lease for twenty-one years, one-half of which has expired. The total present income of the charity, from different sources, is as follows:—

Amount of chief rents.....	£ 19	2	0
Rack-rents (including the gift of Richard Hart Davis, Esq.) .	98	0	0
Annual amount of ground-rents unsold	168	0	5½
Annual dividends, payable on the stock produced by the investment of the purchase-money of the rents sold	61	9	4
	<hr/>		
	£346	11	9½
Deduct land-tax and expense of collecting.....	48	15	3½
	<hr/>		
Leaving clear revenue of the charity	£297	16	6
	<hr/>		

Of the twenty-four almspeople, twenty-three receive 4s. a week each; the twenty-fourth, or chief brother, receives 7s. This increase, above the allowance under Mr. Colston's settle-

ment, is in consequence of the grant of Mr. Davis.

The following detail of expenditure for one year, to 10th November, 1820, was laid before the Commissioners:—

Fifty-two weeks pay.....	£253	10	0
Coals, soap, and candles.....	31	19	6
Rev. James Carter, one year's salary for reading prayers.....	40	0	0
Insurance	2	1	3
The gardener.....	0	7	0
Washing, &c. the surplice	1	4	0
Keeping the clock in order	5	15	6
Land-tax.....	0	17	6
Collecting rents.....	5	17	1
Bill of costs	13	14	4
Tradesmen's bills, average	60	0	0
	<hr/>		
	£415	6	2
	<hr/>		

Thus the expenditure exceeds the income, which excess is sup-

plied from the surplus income arising from Mr. Colston's gift

to the Merchants' Alms-house in King-street, beyond what has been sufficient to satisfy the weekly payment of 2s. each to the six almsmen, provided for by his settlement, and which has always afforded a considerable surplus beyond that charge upon it.

There are twenty-four apartments, no additions having been made to the building since its first establishment. Each individual has one apartment, with a fire-place and other conveniences. They find their own provisions and clothes, but they have coals, soap, and candle-money supplied them, as appears by the above expenditure. They are nominated by the Merchants' Society, from among persons qualified, as already described. They are all of the Church of England; nor are they admitted, unless they bring testimonials of their having attended the service of the church. The rules and orders are hung up in the chapel-room, and are read at the time of the visitation of the governors, by the clerk of the company.

MERCHANTS' HALL SCHOOL,
KING-STREET.

This school may be said to have had its effective beginning in the year 1738, though for many years before that time a small payment of £2 annually appears in the society's books to have been made to a school-master, for teaching boys, as the donation of the society.

The first and principal benefactor of the school was Dame *Rebecca Holwerthy*, who, in her life-time, vested £200 in trustees, the interest to be applied in such manner as the trustees thought best for the advancement and

education of youth; and who, thereupon, covenanted with William Whipp, a mathematician, to teach ten young men the art of navigation. Also, a *John Price*, captain in the royal navy, by his will, dated 1st October, 1703, gave £100 to the Corporation of Bristol, the interest to be applied to the educating one or more sons of seamen of Bristol in the mariner's art. These two gifts, by the non-payment of interest, increased to £460, when the trustees paid the whole to the Merchants' Society, on condition the Society would find a person, well-skilled in navigation, to instruct twenty boys of the city, and to which master they would yearly pay a salary of £20. The boys to be nominated by the master and wardens, for the time being.

This salary of £20 has been increased, from time to time, by successive additions. For some time there continued to be two masters, one who received the £20 under the arrangement just mentioned; the other, who received the original payment, and was considered as being upon the old establishment, which original payment had been improved to £5 annually. In 1754, these two payments were consolidated and paid to one master, who took the whole duty upon himself. In 1764, the consolidated payment was increased to £40. In 1812, it was raised to £50; in 1815, to £65, and so it continued to 1819, when it was raised to £80. All above £20, which the Society covenanted to pay, is to be considered a contribution of their own, and entirely voluntary.

The Society have, from time to time, supplied the mathematical instruments, charts, and na-

vigation-books, used by the master for the purpose of instruction; but this is, also, an expense which they voluntarily take upon themselves.

The school-room forms part of the Merchants' Hall. It consists of a large apartment, in three divisions, in one of which the master teaches the navigation-boys; in another, the other boys who do not learn navigation; and in a third, he keeps his globes and instruments.

The number of boys on the establishment is forty. There are ten who receive private tuition, and, of course, pay for the same; but these are not instructed in navigation, unless their parents desire it, and pay for such instruction accordingly. Neither do all the *free-boys* receive instruction in navigation, the master not considering himself required to teach more than ten boys that science, and the Society furnishes him only with books and instruments for that number. All the boys are taught writing, arithmetic, English grammar, and geography; and none are admitted until they can read their bible. There is no restriction as to the age of admission.

DONATION FOR BUILDING A BRIDGE ON THE AVON.

Mr. *William Vicks*, a wine merchant, of the city of Bristol, by his will, dated 1st December, 1753, left £1000, to the Merchants' Society, upon the trust after mentioned; that is to say, "he," the testator, "was of opinion, the erecting of a stone bridge over the river Avon, from Clifton Down, in the county of Gloucester, to the opposite side of Leigh Down, in the county of Somerset, for carriages as well

as horse and foot passengers, toll free, would be of great public utility, and he had heard and believed that the building of such bridge was practicable, and might be completed for less than £10,000; for advancing so useful a work, and encouraging contributions thereto, he left the above sum to accumulate, by compound interest, either on the security of the Society, the Chamber of Bristol, or of the government." After the building of the bridge, if any surplus remained, it was to be applied to such charitable purposes as the Society approved; and the Society were at liberty at any time to apply the trust money towards the building of the bridge, when, by their own contributions, or other means, a sufficient fund should be obtained to execute this undertaking.

But, in case the Society should deem the building of a bridge so directed by the donor impracticable, or improper, then the trust estate was to be paid over to the Corporation of Bristol, on condition that £4,000, part of the £10,000, should be lent out, interest free, on bond, with sufficient sureties, to such young, honest, and industrious clothworkers, resident in the parish of Minchinhampton, in Gloucestershire, as should apply, in sums not exceeding £100 each, and for such term of years as the Chamber should fix; and, in case of no application from such clothworkers, or the number applying being insufficient to exhaust the £4,000, the whole, or residue of that sum was to be lent to young burgesses of Bristol, in such manner as the Chamber thought expedient. As to the disposal of the £6,000, the

remainder of the £10,000, he directed it should be applied towards the founding and maintaining an hospital for *illegitimate children*, and to be added to "any subscription or contribution for that useful and much wanted charity," under such regulations as the Chamber should deem proper: and, until this part of the bequest should be so employed, the testator directed it should be added to the above-mentioned loan money fund.

The legacy of Mr. Vicks, subject to these different appropriations, was duly received by the Merchants' Society; and, on the 14th of October, 1821, the amount of principal and interest was £4,139 : 9 : 8. Supposing the interest on this sum to continue to accumulate in a compound ratio, at three per cent. it is calculated that it will amount to the sum of £10,076 : 0 : 10, on the 14th October, 1851.

It is to be observed that, from a period long anterior to the commencement of such accumulation, down to 2d October, 1782, the Society was regularly paying three per cent. on sums borrowed by them. But, from the period last mentioned, down to the present time, the Society has never paid less than *four per cent.* as appears by all their books of accounts. Supposing interest of £4 per cent. had been calculated

upon the whole sum, from the 2d October, 1782, when the interest paid by the Society on sums borrowed was increased to that rate, the total accumulation would have amounted, on the 2d October, 1821, to £6,074 : 17 : 5, instead of £4,139 : 9 : 8, making a difference between the amount as at present calculated, at three per cent. and the amount so calculated at four per cent. of £1,935 : 7 : 9.

The Commissioners expressed their doubts as to the propriety of computing the interest at *three per cent.* from the 2d October, 1782, from which time the Society was in the practice of paying *higher interest* upon the sums borrowed by them; in consequence of this suggestion, the Commissioners were subsequently informed, by the master and solicitor of the Society, that this point had been taken into consideration, and that it had been agreed to calculate the interest at *four per cent.* from 1782, and to credit the trust accordingly, which will make the Society debtor to the charity in the sum of £6,074 : 17 : 5.

A resolution to this effect was passed, at a meeting of the committee of the Society of Merchants of Bristol, holden in their common-hall, 7th of August, 1822.

OBSERVATIONS.

One cannot help stopping a moment to pay a tribute of commendation on the beneficial effects constantly resulting from the investigations of the Commissioners. We have already seen these really useful servants of the Public recovering a sum of £15,523 to Queen Elizabeth's Hospital, by detecting the Israelitish proceeding of the Corporation of Bristol towards that foundation: and an addition of nearly £2,000 to *Vick's Donation* will greatly accelerate the period when the useful purposes of that benefaction may be accomplished. It is plain the Bristolians have not acquired the reputation of being dexterous accountants without some pretensions. The loss of the books of the Merchants' Society, prior to 1687, and of various wills and deeds relative to donations to their Almshouse, in King-street, appears a very ex-

traordinary circumstance in the history of this celebrated fraternity. But, of course, the present members of this ancient association cannot, at this distance of time, be expected to elucidate, still less to be accountable for, all the doings of their predecessors.

ELEANOR HAMMOND'S GIFT.

From the Merchants' Hall book it appears *Eleanor Hammond*, about the year 1774, left two sums of £200 and £400, on trust, to the society, that the interest, at three per cent. should be applied to the charitable purposes she specified. The interest of the first sum, amounting to £6, she directed to be paid to the churchwardens of the parish of St. James, in Bristol, to be by them laid out to the best advantage, in the purchase of women's shoes, which shoes she directed to be given to poor women, inhabitants of the parish, on the 29th day of September, yearly, for ever. The interest of the second legacy, amounting to £12, she also directed to be given to and distributed by the churchwardens of the parish of St. James, among twenty-four poor widows, living in the parish, and not receiving alms, by 10s. gifts to each, on the 1st of November, being All Saints' Day, for ever, and when All Saints' Day should be on Sunday, the same to be distributed on the Monday following.

These payments have been made as directed by the testatrix, and for which the Society produced the receipts to the Commissioners.

ALICE COLE'S CHARITY.

The property of this charity seems nearly lost by the extinction of the trustees. It consists of the two rectories of Worle and Kewstoke, in Somersetshire, which were devised by *Alice Cole*,

in trust, to certain charitable uses which she specified, subject, however, to a yearly rent of £12:13:4, payable to the Crown, and of £20 yearly out of the profits, to Richard Cole, his heirs and assigns, or if none such, then such £20, also, to be applied in works of charity.

In default of heirs to Richard Cole his £20 was to be applied in relief of decayed housekeepers, being craftsmen, and for clothing poor boys, born within the city, and placing them out apprentice. Of the other £20 of the profits £4 yearly was to be paid to the almshouse, in Lewin's Mead; £4 to the almshouse, on St. James Back; £4 to the Merchant Tailors' almshouse; £4 to the almshouse in Tower-lane, in the parish of St. John; also, £4 yearly to a preacher in Bristol. And in case of any profits above the £40 so appropriated and the rent payable to the Crown, such surplus was to be applied in clothing and apprenticing poor boys, born in the city, to honest masters. Provided the trust did not yield £40 so appropriated above the Crown-rent, in that case each bequest was to abate a proportional part.

The last conveyance of the trust-estate is dated Aug. 2, 1787, and was made to Sir Stephen Nash, Andrew Drummond, John Taylor, the younger, and others, their heirs and assigns. Of these trustees Messrs. Drummond and Taylor are believed to be the only surviving feoffees; but Mr. Drummond is, at present, in a state of incapacity, and no-

thing beyond *belief* could be affirmed as to Mr. Taylor's existence, who does not appear to have acted in the trust, having resided in Ireland.

In both the parishes there are vicarial as well as rectorial tithes, but there is good reason to believe that no endowment of either of the vicarages is to be found. Teniers, however, of both the parishes are in the hands of the feoffees, and both specify the globe lands of the vicar.

In 1812, the tithes were let to two farmers, named Hardwicke and Hewlett, at £124 a year; the terms of which letting were settled by Mr. Coombe, a respectable land-agent and surveyor. Messrs. Hardwicke and Hewlett still continue the tenants, and are in arrear for the years 1820 and 1821. They have been applied to for the payment of their arrears, which they have shown some hesitation to pay; alleging that they expected an *statement of rent*, and adding, also, that, as Mr. Drummond was in a state of incapacity, they *doubted the authority* of any other person to receive it from them; but that they did not mean to take any advantage from this circumstance.

The feoffees have also two houses on St. James's Back, in explanation of which property a book was produced to the Commissioners, entitled "An Account of Mrs. Alice Cole and Mr. William Pennyer's Charities," in which, page 8, was the following memorandum:—"Memorandum, That the feoffees have, by the improvement of the gift of Mrs. Cole, bought in of the estate the yearly fee-farm rent reserved to the Crown, and out of these revenues, settled by

the said Mrs. Cole to pious uses, have built a *free English school*, with convenient lodging for a man and woman, to teach children therein, on a piece of ground lying on St. James's Back, and given them *by the city*."

It appears from the same book the fee-farm rents to the Crown were purchased of the commonwealth during the protectorship of Oliver Cromwell. But this, with other similar transactions, was rescinded at the Restoration, for it appears from the above book that the payment to the Crown recommenced, and, in fact, it has ever since continued to be exacted and paid.

The property on St. James's Back consists of one house, formerly two houses, now in the possession of Mr. George, holding under the feoffees, from year to year, at an annual rent of £45. These premises appear to have been purchased 150 years ago, and to have remained ever since in the possession of the trustees.

There is a sum of £2,350 Three per Cent. Consols, belonging to the charity, producing an annual dividend of £71 : 10, making the total income of this charity £216 : 10.

The last receipt of the dividend upon the stock was on the 21st October, 1821, for the July preceding. Mr. Drummond's misfortune puts things in suspense, and there has been no one to act with sufficient authority since that event.

Four pounds a year is paid for the Merchant Tailors' almshouse; £4 annually to the poor of Lewin's Mead almshouse; another annual £4 to the poor of St. John's almshouse; also, the same sum, yearly, to the alms-

house on St. James's Back. From 1747, down to the present time, the almshouses alone appear to have been the charitable objects receiving any benefit from this charity. When the present secretary, Mr. Powel, entered upon his office, neither Mr. Drummond, nor any other trustee, appear to have made him acquainted with the other charitable appropriations directed in the will of Mrs. Cole.

The annual fee-farm rent of £12 : 13 : 4 is paid to the Crown. A chief rent of £2 : 17 is paid to the chamber of Bristol, for the houses on St. James's Back. The secretary receives a salary of three guineas. There are, also, outgoings for repairs and land-tax.

With respect to the large balance now in favour of the charity, the secretary, on the suggestion of the Commissioners, undertook to consult the parties most nearly concerned in the management thereof, and who

appear to be the Rev. Robert Taylor, the only surviving trustee (if he still lives) capable of acting; the vestry of St. James's parish, as being the parish in which three of the almshouses are situated entitled to the benefit of the charity; the vestry of St. John's parish; and Mr. Amos, the only surviving member of the Merchant-Tailors' Company, in Bristol, in order to their concurrence, in an application to the Court of Chancery, for the appointment of new trustees, and the directions of that Court, as to the disposition of the accumulated surplus, and for the future management of the trust.

Perhaps it will be thought, as the trustees, not long after the death of Mrs. Cole, purchased the house on St. James's Back, for the purpose of *establishing a school*, which school was actually carried on for some years, that design may be beneficially renewed.

OBSERVATIONS.

The Commissioners have placed this charity as under the control of the Merchants' Society, but it does not appear from their Report in what manner this body is connected with its management. It seems in a very precarious state, and, unless some very decisive steps are taken, we suspect it will soon sink into the gulph of oblivion. Messrs. Hardwicke and Hewlett have already apparently taken possession of the tithes of Worle and Kewestoke, as a species of waif or estray, for which no owner can be found. The only person who takes any direct interest in the administration of the trust is Mr. Secretary Powel, and his interest ostensibly extends only to the amount of *three guineas* per annum. We would beg to call the attention of the Corporation of Bristol to this orphan of Mrs. Cole's benevolence; they have, certainly, a greater right to become foster-fathers than any of the parties named by the Commissioners. First, the largest portion of the charitable appropriations by the testatrix was to the poor of their city; and, second, as they gave a piece of ground for the establishment of a free English school, which school has been suffered to fall into decay, they have, clearly, an equitable right to insist either on the resumption of their gift, or the fulfilment of the purpose for which it was granted. Were they to succeed in founding a free-school of popular instruction out of the ruins of this charity, we should really think they had gone a great way towards compensating the citizens of Bristol for the daily injury they sustain by the perversion of the foundation in Unity-street.

CHARITIES IN THE PARISH OF ST. MARY, REDCLIFF.

FRY'S MERCY-HOUSE.

THIS institution, situate on Colston's Parade, was founded by *William Fry*, in 1777, for the reception and habitation of eight poor women; and for the maintenance of which, the rents of certain premises, described in the deed, were conveyed by the benefactor.

The establishment comprises eight rooms, numbered in arithmetical series from 1 to 8; and for the better government thereof, the trustees are required to meet at the almshouse twice in every year, to fill up vacancies and consider of the general concerns of the place. No business to be proceeded in at a general meeting unless three of the trustees should be present, the majority of whose votes should be binding upon all, whether present or not. The sum of 5s. is allowed to be expended in *cake and wine* for the refreshment of the persons comprising such meeting; the senior trustee to preside, and be called the president. No alteration to be made in the present building without the unanimous consent of the governors.

Each almswoman is to be allowed 2s. 6d. weekly towards her maintenance. The last elected sister is to reside in the room numbered 8, until there be a vacancy in one of the other apartments. In case of the decease or removal of an almswoman, the weekly allowance of such till the vacancy is filled up, is to be applied towards the expense of renewing the lease of the premises, which is held of the churchwardens of St. Mary Redcliff, for the term of forty years,

at a rent of £1 : 7, with a fine of £16 for renewals.

Mr. Fry drew up certain rules for the better *government* of his foundation, which, among others, comprise the following:—

That the almswomen be elected by the trustees or visitors, in pursuance of the indenture; should not be under the age of fifty years at the time of their election.

That they should be persons who had lived or been well bred, and who should be known to be of good moral and religious characters, and of the communion of the church of England, and who, at the time of their application, should not receive any support from any parish, and who, after their election, should not receive any parish gift.

That they should always be single persons; to wit, widows, or such as had not been married, and that they should continue unmarried during their abode in the hospital, under the penalty of expulsion. And the founder heartily recommended it to the care of the trustees, that they would choose none that should be known to be vicious persons or drunkards, or of turbulent spirits; and that in their choice they would always give the preference to persons who should reside in the parish of St. Mary Redcliff, if such should be found duly qualified.

That the almswomen should regularly attend at prayers, on pain of forfeiting 6d. for every neglect or default.

That the senior sister should, among other things, keep a book,

wherein should be entered by her a true account of all offences and breaches of the rules by any of the almswomen. And that she should, also, from time to time, call upon the president of the trustees, and receive from him the weekly allowances for herself and the other almswomen, and should take due care to pay the same; and she should, also, at those times, deliver unto the president the said book, in order that it might then be inspected by him; and, for her trouble in inspecting the house, keeping the book, and receiving the weekly allowances, and for doing the other matters required to be performed by her, she should, at every half-yearly visitation of the governors or

trustees, be entitled to receive from the president the sum of 10s. 6d. over and above her ordinary weekly allowance.

That as often as there should be a vacancy in the hospital, by the death or removal of either of the almswomen, such vacancy should not be filled up by the governors or trustees till their second general meeting next after such vacancy should have happened; and that the weekly allowance appointed to such of the almswomen who should die or be removed, (until a successor be appointed,) should be retained in the hands of the said governors, together with the forfeits for defaults, for the purpose already mentioned.

The following exhibits the income of the foundation:—

	£	s.	d.
Rents of the premises devised by Mr. Fry, which are now chiefly in the occupation of the Bristol Dock-Company, and Messrs. Hallicar, Jefferson, Fletcher, Loudon, and Hope, and Mistresses Dallimore and Hughes	50	7	7
Dividend on £100, 3 per Cent. Consols, purchased from savings of income	3	0	0
	53	7	7
Deduct reserved rent, and expenses of collecting rents, &c. .	3	19	0
Leaving a net income of.....	£49	10	7

This income is applied in the following payments:—

	£	s.	d.
Pensions to seven alms-women, at 2s. 6d. weekly each	45	10	0
Additional to the matron	1	2	0
Tea for the trustees, in lieu of <i>cake and wine</i> allowed by the founder	0	8	0
Haling ashes and sweeping the chimnies	0	12	0
Repairs, on an average, for the last ten years	3	15	7
Total expenditure	£51	7	7
Exceeding the income	£1	17	0

By will, dated 3d July, 1811, *Henry King* left, in trust of Mr. *Poole*, £100, for the use of the

House of Mercy. In consequence of this legacy, an additional allowance of 6d. has been

made to the sisterhood, and 2s. 6d. weekly to the matron.

In the appointment of the almswomen and the general management of the institution, the rules laid down by the founder appear to be punctually observed.

THE PILE-STREET SCHOOL.

This school appears to have originated in voluntary subscriptions, some time before the year 1733; but the design was probably suggested in the will of *Edward Colston, Esq.* to which we shall shortly more particularly advert.

By indenture, dated 31st October, 1738, *Edmund Saunders*, in consideration of a sum there expressed, conveyed, in trust, to the vicar of the parish of Redcliff, and twelve other parishioners, and sixteen parishioners of the parish of St. Thomas, certain premises in Pile-street; the rents and profits to be employed in the clothing and instructing of forty poor boys, of the parishes of Redcliff and St. Thomas, in the principles of the Church of England, and in reading, writing, and arithmetic, and for the support of an able and experienced master, which master and scholars were to be subject to such rules and regulations as might, from time to time, be made by the grantees.

From a subsequent trust-deed in 1779, it appears the trustees had caused the aforesaid messuage, which had been used as the school, to be pulled down, and a new one erected on the site, with a residence for the master; and it, also, appears, from this instrument, the boys had been clothed and the school supported by voluntary subscriptions.

The school still continues to

receive its principal support from voluntary subscriptions; but it, also, derives an additional income from another source.

Edward Colston, by his will, dated 26th May, 1720, after reciting that he had ordered certain sermons to be preached in some of the parishes of Bristol, every Wednesday and Friday, during Lent, yearly, which he had continued during his life, with an allowance of £20 per annum to the ministers who should preach them, declared it to be his will that, "if his executors should, at the end of three years, approve of and be satisfied that such preaching had proved *beneficial to the inhabitants of the city, by inclining them to a love and good liking of the institutions of the primitive church*, the Merchants' Society should thenceforth continue the payment of the £20 out of the property devised to them, for the support of such preaching for ever; but if the ministers were negligent in the performance of what was so appointed, then such gift was to cease and be afterwards paid to the churchwardens of Redcliff and St. Thomas, towards maintaining a charity-school in each parish, for twenty children at least; if the parishioners would raise a fund sufficient for teaching them to read, write, cipher, and the church catechism; in default thereof, the £20 to be distributed among forty poor housekeepers of the said parishes, who should not receive alms, and who should frequent and conform to the doctrine of the established church." In trust for this and other purposes the testator gave to the Society of Merchant Adventurers all the fee-farm rent of

£39 : 17 : 6, issuing, for ever, out of the manor of Sharpwicks, in the county of Dorset.

The Commissioners were given to understand that the Lent sermons were discontinued about the year 1732; and it appears that since the year 1747, the Pile-street School has been in

the regular receipt of this annuity of £20.

There have been several other benefactors of this school, the names of which will appear in the following summary statement of the present income of the charity:—

	£	s.	d.
Edward Colston's benefaction	20	0	0
Matthew Worgan's do.	0	16	9
William Fry's do. a moiety, the other half being expended as an apprentice-fee	2	0	0
James Gully's do.	2	0	0
George Watson's do.	0	16	0
Jane Powell's do.	0	15	8
Interest on savings	36	15	4
Subscriptions collected in the parishes of Redcliff and St. Thomas, producing, on the average, the sum of	110	0	0
	<hr/>	<hr/>	<hr/>
	£173	3	9

The principal items of expenditure consist of a salary of £50 to the master, and a gratuity of five guineas, voted to him, as a testimony of approbation, at Easter; about £65 for clothing, and about £23 for coals, books, stationery, printing, rewards to the boys, &c. There are, besides, repairs and taxes for the school-house, and other incidental charges, so that the total average expenditure may be stated at about £150 or £160.

The school consists of 40 free boys, who are taken from the parishes of Redcliff and St. Thomas; in addition to which number, the master has the privilege of taking 25 other boys, as *private scholars*. The school is kept in the school-house, in which the master also resides. The scholars are instructed in reading, writing, and arithmetic, and in the principles of the established religion.

There is an apprentice-fund belonging to this charity, arising

out of a benefaction of *John Fisher*, of £100; of the *Redcliff Constables*, in 1776, of £20, and of *William Fry*, before-mentioned, of a moiety of £100. It is applied to the apprenticing boys educated in the Pile-street School.

ALMSHOUSE ON REDCLIFF-HILL.

This almshouse is reputed to have been founded by *William Cannynge*, about the year 1440; which opinion is countenanced by an entry in one of the Corporation books, enumerating the various benefactions of Cannynge to the city of Bristol, and stating, among other things, that he founded an almshouse on Redcliff-hill, and gave every one of his poor there 20s. a piece. It does not appear whether these 20s. were intended as a permanent endowment, or in what manner the payment was secured; nor have the Commissioners been able to gain any other information whatever relative to this supposed foundation.

It appears, however, from the certificate of the Commissioners, under the Statute of Chauntries, which was inspected in the Augmentation Office, that William Cannyng founded two chauntries in Redcliff-church, for two priests to sing at the altar, for two annual obits; and, moreover, "*to distribute certain money yearly, for ever, to the relief of the poor people.*" The lands and tenements belonging to these chauntries are certified to be of the annual value of £34 : 19 : 4, out of which was paid to the poor the yearly sum of 26s. 8d. It is possible the poor in the almshouse may have had the benefit of this annual payment, which would necessarily determine upon the seizure of the chauntries into the hands of the Crown.

From the earliest period to which the parish books yet extant enabled the Commissioners to trace, (namely, the year 1548,) this house and the Temple-gate Almshouse, appear to have been in the management of the vestry, and, except in a few instances, kept in repair by the general parish funds. For more than a century past, both houses have been appropriated to the reception of parish paupers, in consequence of arrangements with the corporation of the poor of Bristol. In 1774, the Corporation agreed to allow the churchwardens £16 per annum, in lieu of 6d. per week, to twenty-five poor persons in the almshouses at Temple-gate and on Redcliff-hill, conditioning that the vestry should keep such almshouses in repair, and allow only persons having a settlement in the parishes to inhabit them.

Since this period the annuity

of £16 has been regularly paid by the corporation of the poor, and the almspeople have been appointed and the almshouses kept in repair by the parish of Redcliff. The number of almspeople in Redcliff-almshouse is fourteen, each occupying a separate room. In addition to the relief afforded them by the corporation of the poor, they are allowed to participate, in a small degree, in the general charities of the parish, and enjoy some trifling advantages from a payment out of two houses in Prewett-street, at present the property of Mrs. Bartlett.

The old almshouse on Redcliff-hill was pulled down in 1804, by the Bristol Dock-Company, and the present building erected, the site being a little shifted, for the convenience of their works.

THE TEMPLE-GATE ALMSHOUSE.

The origin of this almshouse is involved in still greater obscurity than the last. It is supposed to be the same of which mention is made in Leland's "Itinerary" and Tanner's "Notitia" by the name of "Roger Magdalen's of Nonney, which was founder of it."

Its later history has been nearly exhausted in the account of Redcliff-Hill Almshouse. It only remains to add that it appears to have been rebuilt by the vestry in the year 1675, at an expense of £113; that it consists of eleven rooms, occupied by the same number of paupers, who are appointed by the vestry; and, in addition to the relief afforded them by the Corporation of the poor, receive some benefit from the general chari-

ties of the parish, as well as from the annuity of 6s. 8d. left them by the Rev. — Powell, before mentioned.

QUEEN ELIZABETH'S FREE
GRAMMAR AND WRITING
SCHOOL.

Queen Elizabeth, by letters patent, dated the 30th June, in the 13th year of her reign, ordained that there should be a *grammar* and *writing* school, in the parish of Redcliff, with one master and an under-master, for the education of boys, and that this purpose might be better effected, twelve governors were constituted a body corporate, with power to choose their successors, have a common seal, and make rules and ordinances, with the consent of the mayor of Bristol, for the government of the foundation.

Among the benefactors of this school, is Alderman *Whitson*, who devised to the corporation of Bristol certain rents stated to amount to £8 : 10 : 6, and three bushels and a half of wheat, and three bushels of rye yearly, for the support of the charity.

The Commissioners having inquired into the particulars of these rents, it was ascertained that their correct amount was £8 : 11 : 6½ in money, three bushels and a half of wheat, and three bushels and a half of rye. It has been the practice of the tenants, since 1762, to pay certain *stated sums of money* in lieu of the corn-rents, amounting to £1 : 2 : 9. But on reference to the leases on which the corn-rents were reserved, it was found that these rents were all payable *in kind*, without any provision for a commutation, (except in one

instance, in which the lease had expired). As the sums which have hitherto been paid by way of commutation have, for many years, been inadequate to the actual value of the corn which ought to have been rendered, the Commissioners think the interests of the charity require that these rents should, in future, be demanded *in kind*, or that a more adequate price should be obtained for them.

On a tablet in the school-room, purporting to contain a list of benefactions to the School, is the following inscription:—"Dr. George Owen, physician to King Henry the Eighth, £4 per annum, paid by the chamberlain." It appears tolerably clear this payment was charged on lands demised by Dr. Owen, to the Corporation of Bristol, and which are still in their occupation; but the documents are too obscure to warrant a positive conclusion on this point.

In 1762, the foundation was removed from the west to the east end of Redcliff church, it having been discovered that "the beauty and magnificence of the said parish-church of St. Mary Redcliff, were greatly impaired and diminished by the situation of the school-house." In consideration of this change of site, the feoffees of the church-lands of Redcliff assured to the foundation a yearly rent-charge of £8, clear of all deduction, and which annuity has since been paid out of the pipe and church lands of the parish.

The respective annuities, - the particulars of which have been stated, and which amount, together, to the sum of £21 : 2 : 6, have, at all times, been regularly paid to the master of the school,

when there *has been a master to receive them*; but some intervals have occurred between the years 1806 and 1810, and again in 1813, during which *no master was appointed*: the sums accruing during these intervals remained respectively in the hands of the Corporation and vestry. The present amount of these accumulations is £89:1:3.

With respect to the annuity payable out of Dr. Owen's lands the Corporation do not conceive themselves liable to be called upon to pay for any interval of time during which the school has been suspended; but they have intimated their intention not to avail themselves of this circumstance, if the sum which yet remains in their hands unappropriated may, by any means, be rendered conducive to the effective re-establishment of the school.

The Commissioners go on to observe that they proceed with regret to report the state in which they found this school. Since the appointment of the present master, (which took place on the 13th of December, 1813,) *there has been no free scholar, nor more than one private scholar, who remained only for the short space of three months.*

His immediate predecessor, who was appointed on the 2d of January, 1811, does not appear to have had any free scholar, nor more than three or four private scholars during the space of nearly three years that he retained the place.

We have already seen the intervals from June 24, 1806, during which the place of master continued vacant.

The Rev. — Evans, who

PART III.

was appointed in May, 1805, is stated to have had from ten to fifteen scholars, but it does not appear that *any of them were on the foundation.*

The Commissioners have not been able to trace the state of the school to an earlier period than about thirty-five years ago, when the Rev. Dr. Robins was master, who, they were given to understand, had about forty scholars, of whom, however, not more than *two or three* appear to have been on the foundation.

Dr. Robins was succeeded by the Rev. Mr. Thomas, who retained the appointment until 1803, and who is also represented to have had a large school, consisting generally of about thirty scholars, *some* of whom (but the number is not specified) are stated to have been free scholars.

It appears, upon the whole, sufficiently clear that, for the last thirty-five years at least, very little benefit has been derived to the parish from this charity, the operation of which may be considered to have been, for several years past, wholly suspended. The Commissioners feel much at a loss to account for so total a failure, when it is considered that the school, by the terms of its original foundation, was destined for the instruction of *writing as well as grammar*; and that the further duty of instructing in the English language was superadded to it in consideration of Alderman Whitson's devise; but they have reason to fear that these *advantages have not been* SUFFICIENTLY PROMULGATED IN THE PARISH, and they cannot but think that much injury has re-

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FARMER'S GIFT, A D. 1667.

This was a legacy of £200, to the parishes of Christchurch, St. Thomas, Redcliff, Temple, and St. James, £40 each, the interest to be given yearly, about the feast of All-Saints, to six poor families, the heads of which were freemen, and such whom "Divine Providence, and not their wastefulness," should have subjected to poverty. There have been long interruptions in the disbursement of this charity in Redcliff; £1 : 12 is now payable as the interest of £40, the share of the parish of Redcliff, in the original gift of £200.

Thomas Farmer, in 1668, gave 50s. to be yearly distributed, in bread and coals, to the poor of this parish. The earliest period to which it was possible to trace any specific allowance on this charity is 1766; from which time, £2 has been annually paid out of the parish funds, as the interest of this legacy.

Alderman *Vickris*, by will, (the date of which does not appear,) left an annuity of £10 : 8, chargeable on a messuage in High-street, and out of which, among other charitable payments, (some of which we mentioned, p. 118,) left 52s. for a distribution of bread, in two-penny loaves, in the parish church of Redcliff, every Sunday. The messuage subject to this charge was sold, in 1774, under the Bridge Act, and £72 : 16 was paid to the vestry for the interest of Redcliff parish on the premises. In consequence of this sum, £2 : 12 is annually added to the weekly bread-fund.

PREMISES IN REDCLIFF-STREET.

Mary Smith, by her will, dated 12th of March, 1734, devised

a rent-charge of £30, issuing out of certain messuages, stables, cellars, and gardens in Redcliff-street, for the remainder of a term of ninety years, and, after the expiration of the ninety years, her reversionary interest in the said premises for a longer term, to the churchwardens of the parishes of St. Thomas, and St. Mary, Redcliff, to be by them appropriated, in moieties, to such "poor old persons of the said parishe as the churchwardens should think most to need the same;" with a provision, that if any of the relations of the testatrix should ever be reduced to poverty, "wheresoever they dwelt," then a moiety of the rent-charge of £30, or if, after the expiration of the term of ninety years, then a moiety of the whole property should be paid to their relief, in equal portions, for so long a period as "their poverty continued."

It appears, from the original deed, found among the parish papers, that the term on which the annuity of £30 depended, was a term of ninety-nine years, from the 25th of March, 1721. This term having expired on the 25th of March, 1820, the churchwardens of the respective parishes of Redcliff and St. Thomas took formal possession of the premises by virtue of their reversionary interest, but agreed to continue the actual tenants in their respective occupations, as tenants from year to year, subject to the determination of the respective vestries to grant them leases for seven years, under such rents and covenants as should be agreed upon.

The following are the particulars of the present state of these premises:—

1st. A messuage and warehouse, situate in Redcliff-street, in the parish of St. Thomas, held by Shute, Edwards, and Co. at the annual rent of	£120	0	0
2d. A dwelling-house adjoining the above, and held by George Taylor, at the annual rent of	50	0	0
3d. Another house also adjoining the first, and held by Benjamin Bozley, at the annual rent of	25	0	0
Total Rents.....	£195	0	0

The Commissioners consider these rents to be the fair value of the respective premises.

The annuity of £30 appears to have been regularly paid during the continuance of the term. Of the £15 which came to Redcliff parish, the sum of £3 : 15 was annually divided among certain poor relations of the testatrix, and the remaining £11 : 5 was distributed, separately, among the poor at Christmas, as the gift of Mrs. Smith.

Of the rents which have accrued since the determination of the annuity, no disposition has yet been made, it having been found necessary to apply to the Court of Chancery for directions upon the subject, which have not yet been finally pronounced.

CHARITY OF GEORGE GIBBES.

This was a grant, in the reign of Charles I. of a close or meadow, in the parish of Bedminster, in Somersetshire, to be holden for a term of 1000 years, subject to a yearly payment of £3 : 6 : 8, to be applied in the manner following; that is to say, 52s. among the poor of the parish of St. Mary Redcliff, to be distributed in two-penny loaves, weekly, in the church; the residue, with the exception of 8d. each for the clerk and sexton for attendance and ringing the bell, to be given for a sermon yearly, on Palm-Sunday, for ever. The close thus granted now forms the

site of Somerset-square. The remainder of the term of 1000 years is vested in the executors of Peath Sheares, deceased. The rent of £3 : 6 : 8 is duly paid, and the application of it appears to be as directed by the donor.

WILLIAM PITT AND MARY STILES.

In the reign of Charles I. *William Pitt* left £25, and *Mary Stiles* £15, for a distribution of bread among the poor of Redcliff, on every Sunday, at the discretion of the vestrymen, as the gifts of the donors. These gifts are consolidated in the weekly bread fund. The premises charged with the annuity are, at present, the property of Messrs. Timothy Powell and Co. The payment appears to have been made in full, without deduction, till the year 1755, when, for the first time, a deduction of 5s. was claimed for *taxes*, and since then, the reduced sum of only £2 : 7 has been paid in respect of the rent-charge. The taxes alluded to are not particularly mentioned, but it is probable that the land-tax was intended.

GAMLEN'S ESTATE.

Blanch Yeamans, by will, dated 30th April, 1647, left £20 to be employed as might seem best, and the profit to be distributed among the poor of Redcliff, in

bread or *otherwise, as might seem best* to the churchwardens, overseers, and vestry, for the time being.

Mrs. *Mary White*, in 1648, gave 20 marks, the interest to be applied to the relief of the poor.

Mrs. *Ann Edson*, in 1649, gave £20, the profit to be applied in the same manner.

Robert Edson, in 1650, left £20 for a weekly distribution of bread to the poor.

These gifts appear either to have been combined with other charities, or an advance out of the parish funds, amounting in the whole to £100, and to have been invested in the purchase of a messuage and two acres of land, belonging to *John Gamlen*, and which now form part of the Pipe and Church Lands of the parish. In the vestry accounts for the year 1656, when the rent of the premises was £7, 19*d.* per week is credited to the poor in bread, as the gifts of the persons mentioned. In the year 1766, when the bread account was brought under revision, the annual sum of £7 is assigned to the charity, which sum still continues to form a part of the weekly bread fund.

It does not appear by what principle the allowance of 19*d.* per week, or £4 : 2 : 4 per annum, was regulated. It is less than the interest of six per cent. which, as the vestry accounts show, had been *previously* paid for these charities, and which would have afforded a weekly allowance of 1*s.* 8½*d.* The several charities amount together to £73 : 6 : 8, the proportion of which sum to £100 is 11 to 4, consequently, so long as only £7 was received for the rent, the charity was entitled to the annual

sum of £5 : 2 : 8, and to a proportional part of the increased rents and the fines for renewals, which accrued subsequent to the year 1656.

In the opinion of the Commissioners, the original estate was *purchased for the sole use of the charity*, and the produce from the rents and renewals ought to have been applied to the purchase of bread for the poor of Redcliff. The fines on renewals, from 1661 to 1820, and which have been received by the vestry, amount to £3891 : 1 : 6, which amount would be more than doubled, if interest were added to it, even at the reduced rate of four per cent. This sum, instead of having been applied to the direct objects of the trust, has always been expended in the *general purposes of the parish*.

The trust-deeds, after stating that the rents and profits of the premises had been used for the *good of the poor*, successively declare the new trust to be to employ the rents and profits, in FUTURE, to the same uses as they had been heretofore employed. As the fines have not been applied agreeably to these trusts, the Commissioners deem it incumbent upon the trustees to provide the means of *repaying to the charity* the sums that have thus been improperly withheld from it.

The present annual value of the premises, which has of late years been considerably enhanced by improvements on the river Avon, to which they are contiguous, is £580. They are all in the parish of St. Philip, and the particulars of the present holdings, as we collect from Appendix B, of the Seventh Report, is as under:—

Buildings and premises occupied with distillery, on lease, dated 1820, to <i>Michael Castle</i> , for three lives; annual rent 6s.; fine for renewal £260; present value	£180	0	0
Distillery and premises leased to <i>Amos Castle & Co.</i> 1819, for three lives; rent £1: 4; fine for renewal £700; present value	350	0	0
Iron foundry and premises, leased to <i>John Winwood</i> , 1794, for three lives; rent £7; fine for renewal £86; present value	100	0	0
Total present value.....	£580	0	0

OBSERVATIONS.

As the Commissioners have expressed a decided opinion that the scoffees of the Church and Pipe Lands are indebted to the poor of Redcliff in *bread* to the amount of £3891 : 1 : 6, without reckoning interest for the space of 160 years, we apprehend they will hardly deem it judicious to be entirely regardless of such an intimation. Matters in respect of Public Charities are no longer now as formerly; the mysteries which have been heretofore concealed in the archives of parish vestries, and in the halls and chambers of corporate bodies, are revealed; there is no subterfuge in wax and parchment, nor in any inscrutable lock and key depository, by which the delits of trustees can be hid from the public gaze. In a little time every one will have the means of knowing the obligations of the different charitable trusts in his immediate vicinity; and where abuse exists, or there is a manifest dereliction of duty, the remedy is obvious. The resources of an individual will often be adequate to the purpose, or when these are insufficient, the joint subscription of a number would frequently be all that is requisite to obtain a just appropriation of charitable funds.

We repeat, therefore, that the abuses of all charitable donations are now in jeopardy; the public spirit of an individual, or of a single trustee or vestryman, will often be sufficient to expose and reform them. Such being the critical situation in which they are placed, it seems improbable the scoffees of Redcliff parish lands will slumber over their obligations to the charities of *Yeamans*, *Edson*, and others. Whether the surplus funds of these bequests should be distributed in *bread*, as appears to have been originally intended, we cannot determine. Yeaman's will directs the profit of his legacy to be disbursed in bread, or *otherwise*, as might seem best for the poor of the parish. If, therefore, the fund was applied to any other purpose than the purchase of bread, provided it were for the benefit of the poor of Redcliff, it would comprehend the spirit and intention of the donor. The revival of the free grammar and writing school of Queen Elizabeth would certainly be a good thing, and if nothing better turns up, we cannot help thinking the expenditure of the surplus fund in the re-establishment of this foundation would be as judicious an outlay and as consonant to the tenor of the trust as any which could be devised.

CONTRIBUTION FOR RINGING THE BELLS.

On the "Table of Benefactions" is the following inscription:—

"1724.—This year, by the voluntary contributions of some of this parish, was raised the

sum of £20, and paid into the vestry; the profit thereof to be paid for ringing the bells in memory of the late worthy Edward Colston, Esq. on the 2d day of November, yearly, for ever."

The sum of 20s. is annually paid by the vestry on the 2d of

November, for ringing the bells on that day, in pursuance of the trust above expressed.

It does not appear necessary to follow the Commissioners through the remaining miscellaneous charities of the parish of

Redcliff; those we have detailed are sufficient to exemplify the origin and general application of the whole, and it will suffice to include them in a summary statement along with those which have been more particularly described.

		Dates.	Legacies received by the Vestry.			Annual Allowances in respect thereof.		
CHARITIES OF			£	s.	d.	£	s.	d.
Robert and Sir Richard Rogers.....	1635..		96	10	0..	3	17	2
George Gibbes	— ..		annuity	..		3	6	8
William Pitt and Mary Stiles	— ..		annuity	..		2	7	0
Blanch Yeamans, &c.	— ..		annuity	..		7	0	0
John Hayter.	— ..		annuity	..		1	0	0
Francis Glead	— ..		annuity	..		1	18	0
Ann Edson	— ..		annuity	..		1	5	0
Mary Gibbs.....	— ..		30	0	0..	1	4	0
Arthur Farmer.....	1668..		40	0	0..	1	12	0
Thomas Farmer	1670..		50	0	0..	2	0	0
Richard Vickris	1774..		72	16	0..	2	12	0
Sir William Penn	1670..		50	0	0..	2	0	0
William Curtis	1670..		50	0	0..	2	0	0
Elizabeth Caro	1673..		5	0	0..	0	4	0
Joseph Bullock	1673..		70	0	0..	2	16	0
Mary Casbeard	— ..		annuity	..		2	0	0
Sarah Birks	1678..		20	0	0..	0	16	0
Richard Luckcock	1678..		50	0	0..	2	0	0
Elizabeth Yeamans.....	1684 ..		10	0	0..	0	8	0
Jeremiah Holloway	1685..		20	0	0..	0	16	0
Sir Robert Yeaman	1690..		50	0	0..	2	0	0
Samuel Hale	1687..		10	0	0..	0	8	0
John Lawford	1680..		50	0	0..	2	0	0
Margaret Stokes	1690..		10	0	0..	0	8	0
Susanna Compton ..	1691..		10	0	0..	0	8	0
William Whitehead	1723..		50	0	0..	2	10	0
Alice West	— ..		182	12	0..	7	4	0
William James	1719..		30	0	0..	1	4	0
Ann Tilly	1721..		21	0	0..	0	16	0
John Newman.....	1724..		26	0	0..	1	0	9
Lady Yeaman	1729..		13	17	6..	0	11	0
Edward Dowell	1737..		100	0	0..	4	0	0
John Jaine	1738..		150	0	0..	6	0	0
Ann White ..	1756..		50	0	0..	2	0	0
Robert Sandford	1764..		1000	0	0..	40	0	0
George Harrington.....	— ..		annuity	..		2	0	0
Thomasine Harrington	— ..		annuity	..		2	12	0
Edward Cox	— ..		annuity	..		1	0	0
Alderman Hitchin	— ..		annuity	..		2	0	0
Joseph Jackson	— ..		annuity	..		1	15	0
The Mayor's gift	— ..		annuity	..		1	0	0
Contribution for ringing the bells.....	1724..		20	0	0..	1	0	0
			£2337 15 6			93 14 11		

Hereafter to be added—

Mrs. Mary Smith's rents, one-half	— ..	—————	..97 10 0
Also to be added rents of the Gamlen Estate	— ..	—————	.. 1 10 0
The Fines received on account of ditto..	— ..	3891 1 6..	—————
Interest on those Fines	— ..	—————	.. ————
Interest on Alice West's Fine of £130 from the year 1798	— ..	—————	.. ————

OBSERVATIONS.

The money legacy charities actually received by the Vestry amount to £2,337 : 15 : 6.

The rent charges and other annual receipts of the vestry amount to £30 : 9 : 8.

The annual disbursements out of these charitable funds are the following:—

In money, principally at Christmas	£75 10 0
In bread, at the rate of 11s. 8d. weekly.....	30 6 8
In bread, at other times than weekly	6 3 0
In clothing	8 0 0
To the minister	2 8 4
To the clerk and sexton.....	0 12 7
To the bell-ringers	1 0 0

Total.... £124 0 7

In the account before given of several of the Miscellaneous Charities, it will be remarked the annual allowances afforded by the vestry, on account of the moneys received by them to the use of the respective charities, had been reduced from *five*, and sometimes from *six*, to *four per cent.* and, in one or two instances, to still less. These allowances have been always paid out of the rents of the PARISH LANDS; and it will presently be seen in the account about to be given of those lands that the trusts on which they have, from time to time, been transmitted to successive trustees, have been, in general terms, to apply the rents to the *same uses and purposes* to which they had been theretofore applied; although, therefore, no specific charge has been imposed upon the lands to secure the continuance of each respective allowance; yet, it may be appre-

hended, that the fact of such allowance having been previously made out of the rents of the lands, would, in each case, entitle the charity to the benefit of the general trust expressed in the subsequent trust-deed; and under these circumstances it seems reasonable to consider the several allowances in the nature of equitable rent-charges upon the lands, created respectively at the times when the moneys, in respect of which those allowances were severally granted, were first received by the vestry, and appropriated to the general purposes of the parish.

This view of the subject led the Commissioners to entertain considerable doubts of the power of the vestry to reduce the rate of those annual allowances, from time to time, in the manner that they have done.

CHURCH AND PIPE LANDS.

These lands appear no longer

confined to the specific objects for which they were granted, but to be consolidated with the Poor Land, and the produce of the whole to be partly applied in the charitable disbursements already mentioned, and in the general outgoings of the parish. It will be proper, however, to follow the satisfactory exposition of the Commissioners of the origin of these now valuable possessions, and, first, of the *Church Land*.

In a writ of execution, in the 4 Charles I. it is affirmed that “the parish church of Redcliff, for the foundation structures and buildings thereof, was one of the most famous, absolute fairest, and goodliest parish churches within the realm of England,” and that the founder of the church, and divers other good and godly folk had, therefore, towards the maintenance and reparation of the church, given divers messuages, gardens, orchards, and lands, amounting to the yearly value of £400, part thereof being given for some *superstitious uses*, as well as to the repair of the church. These possessions were vested in feoffees, with power to assign to others, to be approved by the minister, churchwardens, and vestrymen of the parish; in whom was also vested the entire control and management of the church estate.

A new trust-deed, dated 5th November, 1651, declares the trust to be “for the better maintenance, sustentation, and reparation of the said church or chapel.” The next succeeding trust-deed, dated in 1688, embraces the *Pipe Lands* and certain other premises; and the trusts are therefore extended.

The Pipe Lands appear to be property devised or granted for

the repair and maintenance of the public pipe, or conduit, in the parish of Redcliff. The earliest mention that appears of the pipe in any of the parish documents, is found in the vestry accounts for the year 1552, in which there is a charge of £10 for the purchase of a house for the use of the pipe, and in the following year there commences a rental, and debtor and creditor account of the lands belonging to the pipe, which is regularly continued for a series of years.

There is no trust-deed of the Pipe Lands of an earlier date than 1613, and the trust, by subsequent deeds, was brought down to the year 1668, when the Church and Pipe Lands were blended in one conveyance. Various grants of land and tenements for charitable uses as those of Gibbs, Pitt, Yeamans, and others, which we have already noticed, were made to the feoffees of the Church and Pipe Lands. But, after the year 1754, no distinction is observed between the Church, Pipe, and Poor Land, and the whole, by a deed, dated the 15th May, of that year, is comprised in one feoffment.

There have been additions as well as alienations in the management of these parish lands. In 1817, a piece of garden ground, since covered with buildings, was purchased from the Bristol Dock Company, for the sum of £326. In 1818, the feoffees purchased, of Mr. W. Harris, a house and garden, in Cathay-Parade, for £615; and the deeds cost £53. In 1804, about five acres were sold to the Dock Company, under the powers of their act.

The present annual value of Lands, will appear in the following the Church, Pipe, and Poor ing statement:—

Annual amount of the rents is.....	£214 13 5
And that of the fines for renewal, on an average of the last ten years, amount, per annum, to	817 4 1
So as to make an average annual income of..	1,031 17 6
Exclusive of the annuity received from the Corporation of the poor, mentioned page 127	16 0 0
Which, being added, makes a total of ..	1,047 17 6
From these rents the annual allowances for charitable purposes are supplied; in addition to which, the various other parochial charges are defrayed, the whole expenditure amounting, upon an average of the last ten years, to the annual sum of	1,025 2 6
Leaving an average annual surplus of	£22 15 0

The expenditure for 1820 was purchases and other extra out-
more than double the average goings in that year. The follow-
expenditure, owing to various ing exhibits the particulars:—

<i>Repairs</i> of the church and churchyard	£193 3 11
<i>Service</i> ; namely, vicar for prayers and gift sermons, the lecturer, organist, clerk, sexton, ringers, and other incidental expenses..	236 15 2
[This item increased this year, on account of hangings, &c. for a royal mourning.]	
<i>Pipe</i> ; including yearly dinner to the vestry on surveying the course to the spring head; the latter, on an average of ten years, £9:11:6 per annum	32 15 10
<i>Gifts to the poor</i> ; including the payments to the Grammar School, Pile-street School, and the repairs of the almshouses; the latter amounting, on like average, to £5:10:8 per annum	177 12 11
<i>Church</i> and other <i>lands</i> , including purchases, repairs, alterations, &c.....	1,980 6 0
[This includes purchase money paid Amatt and Co. and interest, amounting to £1,346.]	
<i>Sundry expenses</i> , including the vestry clerk's general account, the <i>annual dinner</i> , on swearing in the churchwardens; the latter being on a like ten years' average, £15:15:4 per annum	50 19 10

Total expenditure in 1820....£2,673 14 2

OBSERVATIONS.

The revenue of the Church and Pipe Lands appears to have been left in trust for two specific objects: to maintain in pristine beauty, the "absolute fairest and goodliest" of all parish churches; and, second, to repair the pipe. Other lands have been since consolidated with these, and the produce of

the whole now forms a general fund, from which all the extra, and many of the current outgoings of the parish are liquidated; including, among the rest, payments to the vicar, the clerk, organist, sexton, and ringers; "sundries" in the general account of the vestry-clerk, gifts to the poor, mourning decorations on royal funerals, and also two annual parish dinners. After these ordinary and extraordinary disbursements are duly met, there remains, upon an average of ten years, a small balance of £22 : 15 in favour of parochial financeship. We confess this result surprises us; for we never do expect any surplus where there are these little festive celebrations, called "annual dinners;" it is so easy to extend the scale of the entertainment on these joyous occasions, that it seems quite a miracle when there is more than enough. There is certainly no reason to accuse the feoffees of Redcliff of prodigality; ten guineas for "*surveying the pipe*," and fifteen guineas for a jollification on swearing in the churchwardens, no reasonable person can think too much. To us who are accustomed to the more magnificent doings of the metropolis, the Bristolians appear almost abstemious. The Worshipful Company of Mercers think nothing of spending fifteen times the amount of poor-money in one glorious banqueting. These gentlemen have £6,000 a-year to spend in teaching 153 children Latin and Greek; and the surplus being rather large, a part is dissipated in one annual meal which costs 200 guineas, and the rest is expended in the purchase of GOLD MEDALS, with which these self-satisfied personages mutually present each other, in token of the exemplary manner they discharge their eleemosynary duties!

PARISH OF ST. THOMAS.

BURTON'S ALMSHOUSE.

An inscription on one of the benefaction tables, in the parish of St. Thomas, records Mr. *Symon Burton* as "Founder of the Almshouse for sixteen persons," in the year 1292. No further information could be obtained relative to the origin of the foundation; nor does there appear any subsequent mention of the almshouse either on the tables in the church, or among any other of the parish documents, until about the beginning of the 16th century; after which period, the several endowments date their commencement.

It is not improbable this charity is of a later foundation than that attributed to it on the benefaction board; and that it derived its origin from John Burton, who, in the certificate of the Commissioners under the statute of Chantries, (now in the Augmentation Office,) is stated to have founded a chantry in St.

Thomas's church, "by license of King Henry the Sixth, who, by his letters patent, did incorporate the same for a priest to sing in the said church, for ever; and part of the issues and profits of the lands to be bestowed in alms, as in buying wood and other charitable deeds, to the relief of the poor." The lands are certified of the yearly value of £14 : 4, whereof there was yearly paid to the relief of the poor people, 28s. 4d.

But it ought to be mentioned that, in the grant of St. Thomas's market by Queen Elizabeth, this almshouse is spoken of as having existed "beyond the memory of man," having been maintained chiefly by the inhabitants of St. Thomas's Street.

The present income is derived from the benefactions of individuals, some of which are of very ancient date. A weekly stipend of 8s. is paid out of the profits of the market held in St. Tho-

mas's Street, and of which we shall speak more particularly shortly. The sum of £3 is annually received by the vestry for the rent of a cellar under the almshouse; and the further sum of £5 from the Corporation of the poor, originally granted, as is supposed, for the privilege of placing a certain number of parish paupers in the almshouse. It does not appear, however, any such privilege is enjoyed by that body, although, in the appointment of the almspeople, persons receiving relief from them are not excluded.

These two last sums are carried by the vestry to their general account, and it is uncertain whether any allowance is made to the almspeople in satisfaction of them.

The present annual income of the foundation is £48 : 4 : 8.

The alms-people are sixteen in number. They are appointed by the vestry, from among the poor and infirm old women of the parish, and they participate, in a small proportion, in the general charities to the poor of the parish.

OBSERVATIONS.

The researches of the Commissioners lead to many curious facts which cannot fail to be interesting to the antiquarian and historian. What strikes us, is the extreme antiquity of many of the almshouses, some of which may boast of as ancient a descent as the proudest of the aristocracy, and of which it may be as truly said, they "*came in* with the Conqueror," or "*thereabouts*." The history of Redcliff-hill, Temple-gate, and Burton almshouses may be traced almost to that early period.

Another incident results from these inquiries, scarcely less interesting;—namely, the light they throw on the vicissitudes of landed property, especially that portion of it appertaining to the Crown and the Church. From a remark at page 121 it appears, all contracts made during the Interregnum, for the sale of the landed revenues of the Crown were rescinded at the Restoration. The justice of this procedure, as well as other acts of the restored family, is rather questionable. Had all the acts of the Commonwealth been declared null, the resumption of the alienated property of the Crown might have been deemed a necessary consequence of a general law, but this course was not pursued. The Navigation Act, and other salutary measures of the republican government, were confirmed and perpetuated after the re-establishment of the monarchy.

The fate of the *Chuntries* forms also a curious episode in ecclesiastical history, and is not a little illustrated by the present Inquiry. It must be confessed, though superstition has been fraught with abundant evils to mankind, it has also been productive of some "blessed effects;" for the priesthood, by acting on the credulity of the rich and powerful, often contrived to extort from them concessions in favour of the poor and unfortunate. These chantries were established for the maintenance of a perpetual orison to the repose of the soul of the founder, and with the endowment for this purpose, was usually coupled, as instanced in the history of Redcliff-hill and Burton almshouses, a provision for the relief of the poor, which formed a part of the same expiatory offering for the transgressions of the benefactor.

The seizure of the revenues of chantries and free chapels under the 37th Henry VIII. and other changes consequent on the Reformation, took away this, as well as many other charitable provisions established for the benefit of the poor.

THE MARKET.

It appears, by letters patent, dated the 11th of December, in

the thirteenth of Queen Elizabeth, that the buildings and street of St. Thomas had fallen

into decay, by the decline of the woollen cloth manufacture, and owing to the consequent poverty of the inhabitants, they had thereby become unable to maintain a certain almshouse and canal, or aqueduct, situate in the said street, and which, "beyond the memory of man," had been maintained by them. With the view of assisting the inhabitants in the maintenance of their almshouse and aqueduct, power was granted to establish a market in St. Thomas's Street, to be held every Thursday, for yarn, wool, cattle, and other things, and all stallage, pickage, tolls, customs, and profits arising from the said market were to be applied to the uses already mentioned. The feoffees of the church lands of the parish of St. Thomas were constituted trustees of the market, with a power reserved to the mayor and aldermen of Bristol, to make such orders and regulations as they might deem necessary to the due government thereof; and, upon further condition that the feoffees should not "*let, set to farm, alien, or grant* the said market, or any commodity or profit thereof, to any person, but that they should keep the same in *their own possession* to the good uses before expressed."

In the fourteenth of King James, the feoffees granted to Catharine Callowhill, for a term of years, a portion of the church lands in exchange for a piece of ground in St. Thomas's Street, which is now appropriated for sheep-pens for the use of the market.

There has been also attached to the market, from a very early period, a building, called the "Wool-hall," used for the pur-

pose of weighing and depositing wool, but the origin of which it was impossible to trace.

For many years after the letters patent of Elizabeth, the market was under the immediate superintendence of the vestry, the tolls and other profits being collected by officers appointed for that purpose, and credited in the vestry accounts. The latest credit of this kind is in the account for the year 1654-5, from which, it appears, the beast and sheep market were then let for a yearly rent of £20 : 0 : 3. From about 1653, the constant practice has been to *farm out* this branch of the market on leases, from seven to fourteen years.

The last lease of the cattle-market is dated in 1809, for the term of fourteen years, to Robert Jeffrey, at a reserved rent of £140, and which appeared to the Commissioners, upon inquiring into the present amount of the tolls and profits, and the expenses attending the management of the market, a fair consideration.

The wool-market continued under the management of the vestry, some time longer than the sheep and cattle market; but at what period it first began to be let cannot be discovered. The hall and market are at present let to Mr. Bellamy, as yearly tenant, at the rent of £30 per annum. The rent of the same premises in 1794, on a lease of seven years, was £63 per annum. But the present rent of £30 is deemed a fair value, owing to the change in the wool-trade.

These several rents of £140 and £30 are blended with the

general funds of the parish, from which the repairs of Burton's almshouse is kept up, and the almspeople allowance of 8s. per week is supplied. The conduit of water is also maintained, and other parochial disbursements defrayed out of the same fund.

It cannot escape observation that the leases which have been granted of the respective branches of this market have been in direct violation of one of the provisions of the grant, by which the feoffees were expressly *restrained from letting or setting to farm the said market*. As far as regards the sheep and cattle market, it is impossible to discover any sufficient grounds for the infringement of that provision, and still less for the long terms of fourteen years, which the leases respectively grant. But, with respect to the wool-market, it seems that the principal benefit which at present results from it is derived from the use of the wool-hall as a general warehouse, and that it has become necessary to let that building to prevent its remaining wholly unproductive.

THE CHURCH-LANDS.

The earliest trace that could be discovered of these lands is afforded by a trust-deed, dated 3d November, in the 44th of Elizabeth, by which it appears certain lands, messuages, and premises were granted to the vicar and fourteen others of the parish of St. Thomas, in trust, for "the maintenance of God's divine service, repairing and amending the said church, and the houses, lands, and tenements thereunto belonging, and other

necessary expenses and charges thereunto appertaining."

In a succeeding trust-deed, dated in 1636, in which some additional premises are included, the trusts are declared to be for the maintenance of the parish-church of St. Thomas, and for "other good and charitable uses as hath been heretofore accustomed;" which last-mentioned terms have been, in substance, retained in all the subsequent trust-deeds.

The present annual rents of these lands, including the Market, amount to £241 : 17. The fines for renewals average, for the last twenty years, £58 : 1 : 6 per annum. Making a total average income of £299 : 18 : 6.

This income is applied to the repair of the church and its precincts; to the payment of stipends to the minister, clerk, sexton, and other parish-officers; to the payment of the several allowances, which will be hereafter specified under the head of Miscellaneous Charities, and to other parochial purposes.

The expenditure on these different objects average, during the last ten years, the annual sum of £420 : 10 : 9.

The lands are let from time to time, under the direction of the vestry, and care seems to be taken to obtain the most advantageous terms.

MISCELLANEOUS CHARITIES.

As the general character of these charities is similar to those detailed under the same head in our account of the charities of the parish of St. Mary Redcliff, we shall not follow the Commissioners through a history of each, but give a tabular statement of the whole.

	Date.	Legacies received by the Vestry.			Rents and other Annual Receipts.		
		£	s.	d.	£	s.	d.
CHARITIES OF							
Walter West	1567..	—	—	—	1	0	0
Christopher and Eleanor Woodward	1634..	—	—	—	1	12	0
Robert and Sir Richard Rogers.....	— ..	193	0	0..	—	—	—
Robert Rogers.....	— ..	—	—	—	1	0	0
Matthew Warren.....	1634..	10	0	0..	0	10	0
William Pitt.....	1634..	30	0	0..	—	—	—
Mary Stiles	1641..	10	0	0..	—	—	—
Julian Stibbins.....	1651..	—	—	—	1	0	0
Christopher Tovy.....	1656..	20	0	0..	—	—	—
George and Samuel Hellier	1656 ..	30	0	0..	—	—	—
Thomas Longman	1658..	21	0	0..	—	—	—
Edmund and Elizabeth Denton.....	1659..	45	0	0..	—	—	—
Francis Gleed	— ..	—	—	—	1	18	0
John Pope.....	1671..	—	—	—	1	10	0
Michael Deyos	1671..	—	—	—	2	0	0
Arthur Farmer.....	1669..	40	0	0..	—	—	—
George Longman	1669..	—	—	—	3	0	0
Edward Morgan	1673..	—	—	—	2	12	0
Sir William Penn.....	1670..	30	0	0..	—	—	—
James Braithwaite	1673..	10	0	0..	—	—	—
Christopher Brinsdon.....	1673..	30	0	0..	—	—	—
Edward Grant.....	1674..	30	0	0..	—	—	—
James Frend.....	1677..	20	0	0..	—	—	—
Samuel Wharton.....	1678..	—	—	—	1	0	0
Nehemiah Webb	1683..	20	0	0..	—	—	—
Michael Hunt	1684..	20	0	0..	—	—	—
Richard Brayfield	1669..	10	0	0..	—	—	—
Robert Amberson	1685..	100	0	0..	—	—	—
Samuel Hale	— ..	10	0	0..	—	—	—
Charles Herbert	1687..	10	0	0..	—	—	—
James Seward	1693..	10	0	0..	—	—	—
Edward Laggatt.....	1695..	20	0	0..	—	—	—
John Gore	1699..	20	0	0..	—	—	—
John Worgan	1701..	32	0	0..	—	—	—
John Hipsley	1706..	40	0	0..	—	—	—
Sir Thomas Day.....	1709..	50	0	0..	—	—	—
Charles Jones	1714..	20	0	0..	—	—	—
John Newman	1724..	26	0	0 ..	—	—	—
Alethea Hopkins.....	1726..	20	0	0..	—	—	—
Matthew Worgan	1727..	40	0	0..	—	—	—
Morris Thomas	1730..	20	0	0..	—	—	—
Edward Dowell	1737..	100	0	0..	—	—	—
Lydia Williams	1737..	100	0	0..	—	—	—
George Bridges	1737..	10	0	0..	—	—	—
William Bridges	1741..	10	0	0..	—	—	—
Richard Bagnold	1741..	10	0	0..	—	—	—
Francis Stokes.....	1745..	100	0	0..	—	—	—
William Hasell.....	1740..	50	0	0..	—	—	—
Luke Wilmot	1753..	30	0	0..	—	—	—
David Hughes.....	1762..	20	0	0..	—	—	—
Elizabeth Elton	1776..	10	0	0 ..	—	—	—
William and John Fisher Weare	1792..	40	0	0..	—	—	—
Thomas Sanders	1801..	42	0	0..	—	—	—
Daniel Lane.....	1802..	10	0	0..	—	—	—

Mary Gresley	£500	0	0	4 per cents...	1638..	—	£20	0	0
Thomas Lewis	134	9	10	do.	..1805..	—	..5	7	6
Thomas Holbin	..	..	..	..	1619..	—	..5	0	0
Robert Kitchen	..	..	..	..	1594..	—	..1	0	0
George Harrington	..	..	..	..	— ..	—	..1	0	0
Joseph Jackson	..	..	..	..	1658..	—	..1	15	0
Hereafter to be added, on account of									
George Longman's Charity (short payment)	—	..	—	..	—	—	..	—	—
Thomas Lewis's Charity	—	..	—	do.	—	—	..	—	—
							£1519	0	0
								51	4
								62	11
								0	0
							£113	15	6

There must, also, in future, be added

[illegible]

The total amount of the money legacies received by the vestry of St. Thomas, from the year 1567 to 1805, is £1519. The annual allowance to the poor, in respect of this sum, is £62 : 11.

The rent-charge and annuities, chiefly payable out of houses and lands in Bristol, amount to £51 : 5 : 6.

There will be an addition to the income of the poor on account of Hipsley, Pitt, and Mrs. Smith's charities, (see p. 132) to the amount of £99:14, making the sum for annual charitable disbursements amount to £213:9:6.

The annual expenditure on account of the miscellaneous charities are as under :—

In <i>Money</i> , at Michaelmas and Christmas	£80	5	0
In <i>Bread</i> , weekly and at other times	25	7	6
To the <i>Minister</i>	6	14	0
To the <i>Clerk</i> and <i>Sexton</i>	0	11	6
	<hr/>		
	£112	18	0

The distributions, both of money and bread, are made principally at the church; in a few instances at the churchwardens' houses. The majority of the money charities are specifically distributed among a certain number of poor families or individuals; the remainder of the money charities and the whole of the bread charities are distributed generally among the poor of the parish, in portions adapted to their respective necessities;

**in this distribution the poor of
Burton's almshouse participate.**

The annual allowances on account of the money legacies are paid out of the revenue of the Market and Church Lands; and it appears that, previous to the year 1753, these allowances were, in most instances, calculated at the rate of *five per cent.* and, in some instances, at *six per cent.* on the amount of the respective sums which had been received by the vestry. The al-

lowances, however, have been subsequently reduced by the vestry in the same arbitrary manner as has been already remarked in the proceedings of the vestry of St. Mary Redcliff. Upon this point, the following resolution was found entered on the vestry minutes of the parish of St. Thomas :—

“ December 18, 1753.—Whereas five pounds per cent. interest,

for gifts, (the principal of which money has been taken into the church stock,) having been hitherto paid to the poor of this parish, it was, therefore, at a collecting of the vestry this day, agreed that, by reason of the low interest of money, no more than £4 *per cent. interest* shall be from henceforth paid for the said gifts.”

OBSERVATIONS.

We have no remark to make on the management of the charitable funds of this parish. The Commissioners have properly expressed their opinion on the conduct of the vestries of Redcliff and St. Thomas, in arbitrarily reducing the annual allowances on the money legacies to the poor of these parishes. We suppose, when these abatements were made, the poor of Redcliff and St. Thomas were not *represented* in the vestry ; and so their interests, like those of other unrepresented persons, in higher places, went to the wall without any great exertions of logic or eloquence in their behalf.

PARISH OF TEMPLE.

WILLIAM PITT'S CHARITY.

A.D.

This charity has been before described as a legacy of £80, to be invested *in land*, and the produce distributed in bread, among the poor of three parishes, of which Temple parish was one. It does not appear the money was ever laid out in land, nor can it be traced, after a careful examination of the accounts of Temple parish, that any specific sum has been paid on account of the interest or income of this gift since the year 1659; but considerable sums have been yearly paid for bread distributed to the poor, among which it is probable, the interest for this gift has been included. It is, however, not included in the bread distributed among the poor at the present time, but the churchwardens have engaged that the sum of £1 : 5, as the interest of the proportional share of Tem-

ple parish, in this legacy, shall, in future, be distributed in bread.

BIRKIN'S CHARITY. A.D. 1668.

This was a rent-charge, of £10, on certain premises within the hundred of Barton-Regis, in Gloucestershire, and which was to be applied to the relief of the poor of certain parishes in Bristol; namely, to four poor people of the parish of St. Mary-Port, not receiving alms, the sum of 10s. each; to four poor people of the parish of St. Nicholas, the same allowance; also, to four poor people of the parish of St. James, and to four poor people of Temple parish. The sum of 20s. was to be paid for a sermon, in the parish church of St. Mary-Port, to be preached on the Sunday, in the afternoon, next after the 15th of September; after the sermon 10s. was to be distributed in bread; 6d. was to be paid to the lord of the manor

in which the premises were situated; and 9s. 6d. the residue of the rent of the £10 per annum, was to be the share of the collector of the rents, for his trouble.

The annual sum of 40s. has been regularly paid by the churchwardens of St. Mary-Port parish to the churchwardens of Temple parish, who have distributed the same, on St. Thomas's Day, among four poor persons of the parish, not receiving alms, according to the directions of the testator.

No account has hitherto been kept of the persons among whom this gift is distributed; but the churchwardens have engaged such account shall be kept for the future.

HUDSON'S CHARITY. A.D. 1710.

This was an annuity, or rent-charge, of £5 : 5, issuing out of premises in Back-street, Bristol, to be applied to charitable uses; that is to say, 13s. 4d. to the minister of Temple, for preaching a sermon on the feast-day of St. John the Evangelist, 4s. to the clerk, and 2s. 8d. to the sexton, on the same day; 20s. to four poor widows, not receiving alms; 10s. to the minister of Temple parish, for preaching a sermon on Ash Wednesday; 5s. to the churchwardens for their trouble; and the sum of 50s. being the residue of the said annuity, to be distributed among the poor in such a manner as the churchwardens, for the time being, might direct. This rent-charge of £5 : 5 appears from the churchwardens' accounts to have been annually paid to them by the owners of the house in Back-street, and is now paid by Mr. Joseph Green, as the proprietor.

The several sums given to the minister, clerk, sexton, and churchwardens, respectively, are annually paid to them; and the sums of £2 : 10 and £1 are distributed by the churchwardens at Christmas among the other Christmas gifts, to the poor of the parish.

SAILORS' WIDOWS' CHARITY.

On one of the benefaction-tables of the church it is stated Captain *Nicklus* gave £20, in 1732, the interest to be paid to *four poor sailors' widows*, and, for want of such, to four poor housekeepers, to be distributed on the 9th of November, being his birth-day.

Elizabeth Nicklus, widow, gave £30, the interest to be given to six poor sailors' widows, or, if none, to six poor housekeepers, not receiving alms, on the 1st of February, being the day of her birth.

These two sums were received by the vestry, and 50s. as the interest thereof, is annually distributed by the churchwardens of the parish among the poor, together with other Christmas gifts; but the specific directions of the donors are not otherwise complied with.

JOHN WADHAM'S CHARITY.

Upon one of the benefaction-tables in the parish-church is the following statement: — "Mr. *John Wadham*, a native of this parish, gave £50, the interest thereof to be given to four poor widows of this parish, at the discretion of the minister and churchwardens, on the 29th of October yearly for ever; *glaziers' widows* to have the preference; and also £50, the interest thereof to the support and maintenance of the

charity-schools for girls, established in this parish.

It appears, from the accounts of James Curtis, who was churchwarden in the year 1798, that the sum of £47, being the amount of the legacy, after deducting the legacy-duty, was then received by him; and that in the same year, the sum of £49:4 was invested in the purchase of £100 three per cent. consolidated stock. The dividend of £3 on this stock is received by the churchwardens; but the sum of only 40s. is annually distributed among four poor widows, and the remainder carried to the general account.

This appears to be a mistake, and the churchwardens have engaged that the whole sum of £3 shall be distributed among four poor widows for the future.

For the application of the £50 for the Temple-school for girls, see our account of the charities under the management of the Corporation of Bristol, page 100.

SINGLE WOMEN'S CHARITY.

Sarah Taylord, by her will, in 1783, left £50, the interest to be given every Monday in Easter-week, to two *maiden women*, upwards of fifty years of age. It does not appear when this legacy was received by the parish, but the sum of £2, as the interest thereof, is annually given to two poor persons.

Martha Catcott, about the year 1806, gave £20, the interest to be divided yearly at Christmas, between two *poor single women*, above fifty years of age. This legacy was received on the 4th of January, 1811, by the churchwardens, and carried to the *general ac-*

count of the parish; but no specific distribution of the interest of this charity, as well as the last, appears to have been made among the objects of the testatrix's bounty.

THOMAS GOLDSMITH'S AND SARAH SMITH'S CHARITIES.

These charities consist of two annuities of £10 and £5, charged on premises now the property of Mr. Thomas Smith, of Bedminster, who, for several years past, has paid £11 per annum to the churchwardens of Temple parish for charitable uses, and £4 per annum to the 'Tuckers' or Clothworkers' Company. Of the sum of £11 received by the churchwardens of Temple parish, £4 is paid to the Weavers' Company; the sums of £2 and £1, the other part thereof, are distributed annually as the gifts of Thomas Goldsmith and Sarah Smith among the Christmas gifts of the parish, and the remaining sum of £4 forms part of the weekly bread-fund.

The application of the sums received by the Clothworkers' and Weavers' Companies will form a future subject of investigation.

ALDERMAN HARRINGTON'S CHARITY.

The Temple parish is one of the parishes specified in the schedule annexed to this charity, an account of which has been given page 101.

CHARITIES LOST OR SUSPENDED.

It is stated, upon a benefaction-table in the church, that Mr. *William Goldsmith* gave £10, the profits thereof to be distributed in bread, on the 20th of

January, to the poor of this parish for ever. It appears from the churchwardens' accounts that this gift was not received by the parish until the year 1763, although the sum of 12s. as the interest of this gift, appears in the churchwardens' accounts for the year 1671, to have been then distributed among thirty-six poor people, by giving to each of them a four-penny loaf. Interest was continued to be paid for this charity, among the Christmas payments, until the year 1800, since which time it does not appear the parish has applied any specific sum in respect of the interest of this gift.

The benefaction-table further states that *Thomas Guest*, of Exon, gave £10, the profits thereof to the poor of this parish, yearly, for ever. This sum appears, by the churchwardens' accounts for the year 1672, to have been then received and carried to the parish-account; but no trace can be found in the parish-books of any specific payment having been made in respect thereof, and nothing is now paid.

It is also recorded on a benefaction-table in the church that *Mrs. Lucy Pestors*, widow, gave unto the poor of this parish £50, the profit thereof to them yearly for ever. This sum of £50 appears, by the churchwardens' accounts for the year 1674, to have been received and carried to the account of the parish. It also appears, from the same accounts, that £3 was paid the next year by the churchwardens to "the widow Underhill," as the interest of this gift, and that the same sum was continued to be paid to the same person till the

year 1696, since which time it does not appear that any specific sum has been paid by the parish in respect of this gift.

It is stated on a benefaction-table in the church, that *Mr. Robert Markham*, of London, gave £10, the profit thereof to be given to the poor of this parish in bread, on St. Paul's day, yearly, for ever. The payment on this legacy has also been discontinued since the year 1800.

JOHN BARKER'S CHARITY.

John Barker, by his will, dated 26th March, 1636, gave to the feoffees of Temple parish, an annuity of £4 : 6 : 8, issuing out of his messuage in Temple-street, in trust that they, or the churchwardens of the parish, should cause a sermon to be preached in the parish church on the first Lord's day in every month, for ever, for the better instructing the people of the parish in the way of God.

This annuity is received by the churchwardens from Messrs. Philip George and Co. who are the owners of the premises charged with the payment, and is paid over by the churchwardens to the vicar of the parish, who preaches a sermon on the days directed by the donor.

CHARITIES OF ROBERT AND SIR R. ROGERS.

The interest of Temple parish in these charities has been before stated in the account of the charities of St. Mary Redcliff, page 130.

MARY CURTIS'S CHARITY.

Mrs. Mary Curtis, by her will, charged certain lands in

Latteridge, in the county of Gloucester, with the payment of an annuity of £2:2 per annum to the minister of the parish of Temple, and devised the same premises so charged to the Rev. Henry Shute. She died about the year 1784. Mr. Shute has regularly paid this annuity to the minister of Temple parish, although he considers the charge to be void under the statute of mortmain; but has expressed his intention to continue the payment for his life, and to provide for the future payment of the same by an investment of a sufficient sum of money in the public funds.

ALICE WEST'S CHARITY.

The history of this charity is involved in some obscurity, many of the documents relating to it are lost, and part of the property has been merged in the general landed property of the parish. The substance of the information which could be collected appears to be this:—*Alice West*, by will, dated 12th March, 1671, left three messuages, situate in Temple parish, to the use of the poor of the parish after the termination of certain lives long since expired. On the church-board, dated 1690, it is stated, that “*Mrs. Alice West* gave three houses, the profits thereof to the poor of this parish for ever.”

Of these houses one near Counterslip, the feoffees of the parish are now in possession; they have also houses in East Tucker-street; but whether these include the two remaining houses is uncertain. All these houses are considered part of the landed property of the parish, under

the denomination of “*Church-Lands*.” The rents arising from this property are disposed of in various ways towards the repairs of the church, and other objects chiefly connected with the church, so that the rents of this tenement have been in this way diverted from their original destination. But the vestry-clerk has, on the suggestion of the Commissioners, undertaken to recommend to the vestry to make in future a specific application, in bread to the poor, of the rent of the house at the Counterslip, and in any future feoffment of the church-lands to declare the special trust of this particular property.

LAWFORD'S CHARITY, A.D. 1686.

Alderman *Lawford*, by will, gave to the churchwardens of the parish of St. Peter an annuity of 52s. issuing out of a messuage in Temple-street, to be laid out in bread, and distributed among six poor people of the parish; he also gave the like annuity, charged on the same property, to Temple parish, to be applied in a similar manner; and he gave the messuage so charged to his daughter and assigns for ever.

The testator also left several legacies to other parishes of Bristol, which will be mentioned in the account of these parishes.

By some means, not very clearly ascertained, the Temple parish came into entire possession of the messuage so devised, and the profit thereof was consolidated with the charitable gifts of a Mr. *Warren*; and the produce of the whole, in 1749, was applied as follows:—

	£	s.	d.
Paid to the churchwardens of St. Peter's	2	12	0
„ ditto of Temple	2	12	0
„ the Rev. Mr. Jones, for a sermon	1	0	0
„ clerk and sexton	0	6	0
„ in bread, given away Tuesday in Whitsun-week	7	0	0
	<hr/> £13 10 0 <hr/>		

The messuage and tenement charged with the above charitable bequests are let by the parish to Mr. James Ivy, upon a lease for fourteen years, commencing at Lady-day, 1816, at a rent of £35 per annum. The premises were let by public auction, and the rent is considered as being equal to their full value.

There is, also, a sum of 10s. received for the rent of a garden, belonging to these premises, from the Rev. Mr. Elwin, the vicar, as a yearly tenant. His predecessors appear to have always held it before him. It now forms part of the vicarage-garden, and is said not to be worth more than 10s. per annum.

The two rent-charges of £2:12 each, granted by Alderman Lawford, to the respective parishes of Temple and St. Peter, are duly paid. There is, also, paid out of the rent of these premises a fee-farm rent of 10s. to the chamber of Bristol; and the sum of £1 to the vicar for a sermon on Whit-Sunday. The residue was, for a long period, regularly distributed in bread on Whit-Tuesday, in every year; but, upon the commencement of the present lease, large expenses were incurred in rebuilding the house, and, since that time, the annual sum of £8 only was applied in bread, in addition to the other payments, until the year 1820, from which time the whole

residue, after the satisfaction of the rent-charges, sermon, and fee-farm-rent, has been exhausted in repairs.

ROBERT KITCHEN'S CHARITY.

It appears, by the report of Alderman *Kitchen's* charities, (p.87,) that the parish of Temple would be entitled to receive the annual sums of 40s. 52s. and 10s.; the 40s. to be divided among poor housekeepers; the 52s. to be distributed in bread; and the 10s. for an annual sermon.

It is stated, on the board in the church, among other benefactions, that Mr. Robert Kitchen, alderman, gave 10s. for a sermon, and 12d. weekly, in bread, and 40s. yearly, to poor housekeepers, by 10s. quarterly, for ever. There is an item regularly occurring, from a long period back down to the present time, in the account-books, of the 40s. paid to the four poor housekeepers; but the 52s. for bread has not formed a separate item in these accounts, at least since the year 1743, in which year it was a specific item of disbursement. Since that year, it seems to have been incorporated in a large sum, annually distributed in bread. From about the year 1780, the payment of the 10s. to the clergyman of the parish, for a sermon, has been a regular article of disbursement. Antecedently to that period, the statement in

the accounts is less accurate; clergyman by the churchwardens, but some payments always ap- though it is not distinctly mani-pear to have been made to the fest upon what account.

MISCELLANEOUS CHARITIES.

Names of the Donors.	Date.	Amount paid to the Vestry.		Allowance on account of each Charity.				
		£		£	s.	d.		
Arthur Farmers	1667	..	40	..	2	0	0	money.
John Gray	1713		rent-charge		2	0	0	sermon.
John Gray	1713	..	120	..	6	0	0	sermon.
Mary Gray	—	..	50	..	2	0	0	sermon.
John Jayne	1740	..	140	..	7	0	0	girls' school.
Grace Bowen	1724	..	15	..	0	15	0	widows.
Elizabeth Gibbs	1769	..	50	..	2	0	0	Christmas gift.
George Knight	1659	..	36	..	2	10	2	sermon.
Edward & Mary Battens	—	..	40	..	2	0	0	Bread.
Sir John Knight	1683	..	20	..	1	0	0	bread.
Jeremiah Holloway	1685	..	20	..	1	0	0	bread.
Robert Amberson . .	1686	..	25	..	1	5	0	bread.
John Newman	1724	..	26	..	1	6	0	bread.
Isaac Hollier	1729	..	10	..	0	10	0	bread.
Thomas Brayne	1760	..	150	..	6	0	0	sermon.
John Baker	1724	..	50	..	2	0	0	sermon.
Mrs. Ann Knight . .	1725	..	100	..	4	0	0	bread.
Daniel Taylor	1772	..	100	..	4	0	0	bread.
John Pennington . .	1813	..	100	3 per ct. stock				bread.
Arthur Sandall	1817	..	36	..	1	16	0	bread.
Miss Ann Bowen . .	1801	..	100	..	4	14	0	sermon.
George White	1640	..	25	..	1	0	0	sermon.
Robert Markham . .	1676	..	10	..	0	10	0	bread.
William Colston	1683	..	50	..	2	10	0	bread.
Mrs. Sarah Colston	1704	..	50	..	2	10	0	money.
Sarah Cornish	1772	..	50	..	2	0	0	money.
Abraham Short	—	..	10	..	0	10	0	bread.
Mary Stiles	1641	..	10	..	0	10	0	bread.
Richard Ditty	—	..	10	..	0	10	0	bread.
Francis Gleed	—	..	annuity	..	2	0	0	bread.
Samuel Hale	1686	..	10	..	0	10	0	bread.
Richard Vickris	—	..	annuity	..	2	12	0	bread.
Abraham Sperrins . .	1712	..	50	..	1	10	0	bread.
Mary Beckham . .	1696		rent-charge		2	18	8	bread.
— Cox	—	..	—	..	1	0	0	—

OBSERVATIONS.

In the account of parochial gifts and of charitable donations generally, the reader must have been frequently struck with the serious abatement they sustain by the operation of the public taxes. It can never, we imagine, be the policy of a financier to tax the *paupers* of a community, and, more especially, under the constitution of this country, which, by express statute, disqualifies persons receiving alms from voting in the election of their representatives. Besides, it is the *superfluities*, not the *necessaries*, of consumers which form the legitimate fund for taxation. But the term pauper, or almspeople, imply that, with such persons, the means of subsistence are already reduced to a minimum, and that they are themselves supported out of that superabundance of others, which ought alone to supply the exigencies of the State. It follows that the State, by taxing the income of public cha-

rities, in fact taxes itself, by encroaching on those necessary funds which, in every well-regulated community, must be supplied, either out of the public revenue or by private individuals, for the mitigation of casual distress and misfortune.

The *Legacy-duty* is exactly a tax of the nature to which we allude. It must have been often observed that the bounty of individuals to almshouses, and other charitable institutions, is often mulcted of a tenth part by the operation of this impost. It is a tax as impolitic and unjust as a duty would be levied on the produce of the poor-rates. Moreover, it tends to discourage voluntary gifts for the relief of the poor, and thereby rendering more necessary a compulsory assessment for the same purpose.

The *Land-tax* is another impost which operates in the same impolitic manner, on the revenues of charitable foundations. It is true, the 46th Geo. III. c. 133, provides for the exemption of small livings and charitable institutions; but this exemption can only be obtained where the income is less than £150; and the exemptions, in the whole, do not exceed £6000.

We believe both the legacy-duty and land-tax, so far as they affect public charities, are continued more from the inadvertence than a deliberate intention on the part of Government. We hold this opinion from the provisions of the income-tax, under which all charitable donations, under the control of corporate bodies, and in trust for charitable purposes, are specially exempt. We cannot see why the acts, imposing the legacy-duty and the land-tax should not contain a clause of the same import.

ST. PAUL'S FAIR.

This fair was established by letters patent of Edward VI. to be held within the city of Bristol, on the feast-day of the Conversion of St. Paul, and continued for eight days; and, in pursuance of an agreement between the Temple parish and the Corporation of Bristol, all profits thence arising were, after the payment of a yearly rent, or annuity, of 20s. to the Corporation, to be applied to the maintenance of the poor of the Temple parish, and the repair of the conduits of water within the same parish.

The days of keeping the fair were altered by act of parliament, in 1769, to the 1st of March, and the seven succeeding days; and the fair has regularly continued to be held according to the letters patent and this act, the parish of Temple enjoying the profits and emoluments derived from the stallage and tolls of the fair.

The net average income for the ten years, down to Easter, 1820, after defraying the expense of erecting stands, and other incidental costs, has been £79:15:5½. Out of this sum is first paid the 20s. rent to the Corporation.

The expenses of maintaining the water-pipes are next defrayed, the amount of expenditure upon which varies much in different years. For the last ten years, the total amount expended upon this object has been £637:4:8½. What remains of the net income, after the annual conduit expenses are discharged, is distributed in money to the poor. The amount of the sums so distributed to the poor, out of the fair-money, is specifically charged by the churchwardens, in an account kept by them with the fair; and it thereby appears that the total amount of money, upon this account, laid out for

the last ten years, ending in 1820, was £257:3:8.

The money is given away, about Christmas, by the churchwardens, at the recommendation of the vestrymen. There is a special meeting of the vestry, about this time, to settle the distribution of the money, when a list is formed of the persons to receive the benefit. The character and situation of such persons are in general well known to the vestrymen. The churchwardens have, for some time past, distributed, on these occasions, more than they have derived from the profits of the fair, looking to be reimbursed out of the Church-Lands; so that the emoluments of the fair will have to make this good to the church-fund, which will occasion a temporary suspension of donations to the poor out of the fair-money.

THE CHURCH LANDS.

The oldest deed of feoffment produced to the Commissioners relative to these lands, was an indenture, dated 10th July, 17th Edward IV. whereby John Body and Thomas Galway granted to John Mason, vicar, and others, their heirs and assigns, certain rents, tenements, and shops, without specifying any particular use or trust for which the conveyance was executed. But in a subsequent feoffment the trusts are specifically defined; and in the indenture, dated 28th July, 11th Charles I. they are declared to be for "the maintenance and repairing of the parish church of the Temple, the relief of the poor of the parish, and other good uses within the parish, with the consent of the vestrymen, or the

most of them, and not otherwise."

By indentures of lease and release, dated 28th and 29th of January, 1820, between Jeremiah Bartley, distiller, William Weare, Esq. Timothy Powell, drysalter, and James Gadd, schoolmaster, surviving feoffees of the Church Lands, on one part; the Rev. R. Watson, clerk, the Rev. F. Elwin, clerk, and divers others, of the other part; it is witnessed that the former convey to the latter the premises already described in trust for the charitable uses and purposes expressed in the before recited indenture. It is also provided that six of the trustees, with the consent of the major part of the vestry, may grant leases, determinable with lives, for the purpose of building thereon, or otherwise, at such reserved rents as they shall approve; with a further condition, that when the trustees should be reduced to six, such surviving trustees should reconvey the trust premises, so as to vest them in themselves, together with twenty-four or more trustees, to be nominated and appointed by the vestrymen of the parish, or a majority of them.

To the last instrument is annexed a schedule and plan of the premises, drawn up from the survey made in 1819 and 1820, by Mr. Turnbull; also, the names of the lessees of the Church Lands, the dates of the existing leases, and the terms and lives upon and for which they were respectively granted.

On a part of the church estate is a limekiln, which has been let from year to year at £36 a year, for two or three years past. Before this time, it was let upon

lives, as the rest. There is, also, an annual sum of £12, for a stable and garden, let to several tenants, situate in Tower-lane, in the Great Gardens. The same stable and garden, during the time of the fair, is let for the purposes of the fair; but, when the taxes for these premises are deducted from this total produce, it would leave a net amount only of £75 : 16 : 5 for the last six years. The residue of the property consists of houses let on leases for lives, and of quit rents, payable out of divers premises. The total annual rental of the former is £179 : 15 : 10, subject to certain charges payable there-out to the Corporation and others, amounting to £6 : 9, leaving a net rental of £173 : 6 : 10. The

annual amount of the quit rents is £32 : 9 : 6. There is, also, belonging to this property, a sum of £100, Navy Five per Cents. now reduced to £105, New Four per Cents. producing an annual dividend of four guineas. The amount of the fines received for the twenty years ending 1820, is £6508 : 12 : 2; from which is to be deducted the sum of £540, that, in the year 1813, was laid out in the purchase of a property, now comprised in the Church Lands, being the stable and garden mentioned, leaving a balance of £5968 : 12 : 2, which, divided by 20, affords an average of £298 : 8 : 7.

The total income so constituted may therefore be stated thus:—

	£	s.	d.
Rack-rent	36	0	0
Average income from the stable and garden	12	12	9
Rent reserved on leases	173	6	10
Quit-rents	32	9	6
Income of stock	4	4	0
Average of fines	298	8	7
	<hr/>		
	£557	1	8
	<hr/>		

The whole of the rents and revenues belonging to the feoffees, comprising as well the foregoing property, as also the income derived from the investment of such charitable donations as were invested at the time of their receipt in the purchase of stock, and also such properties as have been specifically devised for particular charities, has formed one general fund, out of which the several payments in respect of all the charities have been made, and the residue has been expended in the repairs of the church, and other various expenses.

Exclusively of the expenditure

of the income derived from the investment of specific donations, which has been uniformly commensurate with the amount actually received, and also exclusively of the expenditure of the income derived from St. Paul's Fair, both which particular heads of expenditure are not here taken into view, the average expenditure for the twenty years, ending in 1820, has been £562 : 6 : 10, exceeding, as it would appear, the income by £5 : 5 : 2.

The churchwardens, for some years past, have been in advance to the parish, on account of certain expenses which have been necessary to be defrayed, and

for which they have personally advanced money beyond the funds in their hands. It appears from their books what are the balances in favour of each of these churchwardens, who look to have their demands upon the parish discharged out of future augmentations, by fines or otherwise. The churchwardens' books were produced, audited by the vestry.

Until the commencement of this inquiry, the mode in which the books have been kept has been very defective and confused; but it was resolved, at a vestry held some little time ago, for the purpose of taking this subject into consideration, to put all the accounts of the parish into a more intelligible and correct form.

ABSTRACT of the AVERAGE ANNUAL EXPENDITURE for Ten Years to Easter 1820, of all the Rents and Revenues under the Control of the Vestry of the Parish of the Temple, otherwise Holy Cross.

	£	s.	d.
In charities, including allowance in bread, money, gifts for sermons, &c.	132	4	0
On account of the income of St. Paul's Fair, for rent and repair of water-pipes, gifts to the poor, and royalty expenses	103	7	0
Repairs of church and churchyard	325	12	3½
Service of church; viz. vicar for prayers, organist, clerk, sexton, ringers, and incidental expenses..	172	6	6
Making rates, surveying, law expenses, printing, receiver of rents, &c. &c.	52	14	3½
Sundry expenses, including church-clerk's account, sealing, <i>dinner expenses</i> of perambulations, dressing the church in mourning, <i>Waterloo subscription</i> , and incidental expenses	75	6	7
Total average expenditure	£861	10	9½

OBSERVATIONS.

There are a few items in this account which would afford scope for observation were we inclined to be captious; but it is not our disposition to watch too closely the aberrations of public bodies, knowing that the law and feeling of the community extends to them a portion of the indulgence awarded to minors and *femes covert*, and that they are not subject to the same strict liabilities which control the actions of individuals. We have, therefore, contented ourselves with putting in italic one or two of the outgoings in Temple parish, which appear of a more dubious character, and which we cannot bring within the limit of those specific objects to which the produce of the parish lands was restricted. Omitting all remark on this matter, we shall conclude with expressing the pleasure we derive, in common with our readers, from the researches of the Commissioners, by the light they are constantly throwing on the obscure parts of our local and domestic history. Independent of the pecuniary gain which must ultimately result from their labours,—of the vast addition to public wealth by the more productive employment of property,—they afford invaluable facilities to all future inquirers into topographical history, the origin of fairs and markets, the endowments of churches, parish vestries, municipal and corporate institutions, and other branches of our domestic polity.

D BACHELORS' AND MAIDS' ALMSHOUSE.

charity owes its origin to *Sarah Ridley*, a maiden who, by her will, dated 11th of November, 1716, 1700, in trust, to erect an almshouse, for the abode and maintenance of such "five old decayed bachelors, and five or decayed maids as are never have been Roman Catholics, or inclinable to be such, and who have never received alms." In case persons qualified could not be obtained, the profits of the legacy, were to be invested in real estate, and were to be applied to the relief of poor fatherless and friendless children. The monument was intended to perpetuate the memory of the benefactress and of her brother, *Thomas Ridley*, for which these words were directed to be engraved over the entrance of the almshouse: "In memory of Mr. Thomas Ridley and Sarah Ridley, being brother and sister, never married." A brother was to collect the alms and make the disbursements, for which he was to receive a double allowance, and his accounts were to be audited annually at Christmas, by the trustees, who were allowed 20s. for their services on the occasion.

S. Ridley died in 1726, without revoking or altering her will.

Some proceedings afterwards ensued in the Court of Chancery, which terminated in confirming and enforcing the will of the testatrix, and in consequence a piece of ground, in Milk-street, in the parish of St. James, was purchased of the Corporation of Bristol, and on

which the present almshouse is erected.

The funds of the almshouse have been augmented by subsequent benefactions.

Mr. Jeremiah Innis, one of the feoffees of the charity, in 1752, gave the sum of 100 guineas, which was invested in the chamber of Bristol, on their bond, at an interest of three guineas per annum.

Mr. John Joacham, in 1768, gave £1000, the interest to be applied to increase the weekly pay of the almspeople. In consequence of this benefaction an addition of 1s. per week has been made to the allowance of each of the poor persons in the almshouse.

Mrs. Sarah Blagden, by her will, in 1790, gave to the Old Men and Maids' Hospital £100, and the further sum of £100 on the death of her husband; both which legacies were received in 1794, and invested in the purchase of 3 per cent. stock.

There are some other gifts; the last is by *Mr. John Pennington*, who, by his will, in 1814, gave £100 to the charity, the interest to be paid equally among the men and women, on the 20th day of November, yearly.

The whole funds belonging to this foundation consist of £2835:17:3, Three per Cent. Consolidated Bank Annuities, standing in the names of the trustees, and the sum of £2354:3:2, South Sea Annuities, in the name of the accountant-general; besides which, there was a balance at the last audit, on the 26th December, 1821, in the

hands of the treasurer, of £65:2:5.

The dividends on the stock belonging to this charity amount to £155, out of which 4s. 6d. a week is paid to each of the ten poor people, men and women, amounting, when the establishment is full, to £117; besides which, the elder brother receives 25s. a year more than the rest, and £14 is distributed at Christmas, yearly, among the poor people, leaving a sum of £22, or thereabouts, for repairs and other contingent outgoings.

ALMSHOUSE IN MILK-STREET.

Mrs. *Elizabeth Blanchard*, by her will, dated 4th October, 1722, left the house in which she then dwelt and five other messuages, situate in Milk-street, in trust, for the abode and benefit of "three poor old maids, whose labour was done," of the congregation of Mr. Gifford's meeting (then the Baptists' meeting of Pithay, but, about four years since, removed to King-street) and, also, two poor old maids of the same congregation, to be chosen from the country, making

five persons to partake of the charity. These were to inhabit the house formerly occupied by Mrs. Blanchard; to have the use of the clock and other household furniture which might be deemed necessary, with an allowance of 1s. 6d. weekly, out of the personal estate of the donor. In default of the full number of single women, the complement was to be made up from among the widows of the congregation.

Mr. Isaac Stephens, Mr. Thomas Clark, and Mr. John Hart, deacons of the Baptist chapel, in King-street, act, together with Mr. Joseph Whittuck, as trustees of this foundation; but no regular appointment of trustees has been made. The objects of the charity are selected by the trustees, out of poor members of the congregation, who are the most necessitous and of good character.

The house in which Mrs. Blanchard resided still forms the almshouse, in which five poor women dwell. The five other tenements are in possession of the trustees and disposed of in the following manner:—

A public-house, called the Bunch of Grapes, in Milk-street, part of the premises, is let to Mr. James Marshall, on lease, at a rent of, per annum	£40	0	0
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This house was let at Midsummer 1815, to William George Barnett, for a premium of £100, and at a rent of £40 per annum; Mr. Barnett is since dead, leaving his wife executrix, who married the said James Marshall, the present tenant of the premises.

Another of the six houses was let to the same William Barnett, and is also in the possession of Mr. Marshall, as tenant-at-will, at a rent of	15	0	0
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Another is let to Hannah Drew, widow, as tenant-at-will, at a rent of	16	0	0
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Another is let to Ann Taylor, widow, as tenant-at-will, at a rent of	12	0	0
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And the remaining house is let to Mary Powles, as tenant-at-will, at a rent of	12	0	0
--	----	---	---

Making the whole annual income of this charity. .	£95	0	0
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This annual income is disposed of as follows :—

There are five poor women residing in the almshouse, and one at Sodbury, to each of whom is paid 2s. 6d. per week, amounting, per annum, to	£39	0	0
Besides which, the five women in the almshouse receive at Christmas 10s. 6d. each	2	12	6
And there is paid for Insurance.....	2	0	7½
	<hr/>		
	Making...	£43	13 1½
	<hr/>		

There is at present a balance of £200 in the hands of Mr. Whittuck, as treasurer of this charity; but it is stated, that three of the houses have lately undergone a thorough repair, and that one of them has been almost rebuilt; in consequence of which there are bills outstanding for these reparations that will nearly exhaust this balance. The houses have been standing about 100 years, and if they had not been substantially repaired, must have fallen down.

THE SCHOOL AND ALMSHOUSE BELONGING TO THE PROTESTANT DISSENTERS IN LEWIN'S MEAD.

This school and almshouse, which is a united building, was erected by the voluntary subscription of the members of the congregation of Protestant Dissenters in the year 1722, upon ground purchased in Stoke's Croft for such purpose, and conveyed to some of the then members, as trustees for this charity, and which ground, together with the erections upon it, has been continued to the present trustees by a series of conveyances.

By a deed of declaration of trust made in 1726, soon after the commencement of the building, the benefit of the almshouse is expressed to be limited to the poor of the Protestant

Dissenters' meeting, in Lewin's Mead; or, in case of the dissolution of such congregation, to be applied to such pious uses as the trustees should appoint.

The school and almshouse, at present, consist of a large stone building fronting the street, called Stoke's Croft, forming three sides of a square, with a wall and entrance towards the street. The two side buildings constitute the almshouse, and the rest of the building is the charity school, and dwelling-house for the master. The side buildings, appropriated to the poor people, consist each of six chambers, three on the ground floor and three above, each of which apartments is occupied by a poor person, generally a member of this congregation, but occasionally poor persons, not being such members of the congregation, have been admitted, when there has been no member of the congregation wanting it, or appearing to be a fit object of it. Each occupies a single apartment, rent free. They are all women, except one old man, who is supported out of Dr. John Wright's endowment, agreeably to the directions of the donor, who confined this charity to men only.

It appears to have been the original intention, that thirty boys should be dieted, clothed, lodged, and educated; and formerly the funds of the charity were suffi-

cient for that purpose, but of late years the subscriptions have fallen off, and it has been found necessary to limit the benefit of board and lodging in the house to one boy only; but all the boys, to the number of thirty, at which number the school has always been kept up, are furnished with a Sunday suit of clothes, and a dinner on that day.

The ground floor of the school-house, consists, on one side of the school-room, in length, from twenty to thirty feet, and a proportionate breadth; and on the other side of a room, used by the trustees of the establishment, and when not so used, occupied by the master.

The upper apartments, consist of a family chamber for the master, and what were formerly dormitories for the boys, and which are intended again to be appropriated for that purpose, whenever the fund shall be adequate to increase the number of house boys.

The sum originally subscribed for the erection, endowment, and support of the institution, was about £4000; but many of the sums agreed to be contributed were not received, so that the money actually received fell considerably short of the sums subscribed.

The funds were, however, afterwards, from time to time, increased and enlarged by occasional charitable donations and legacies from the members of the society; some of these legacies and donations have occasionally been vested in public securities, and now form the permanent income of this institution.

The accounts of the two charities are kept separate. The property which is considered ap-

plicable to the almshouse, now consists of £100, New South Sea Annuities, £3070, Three per Cent. Reduced Annuities, and £9 per annum, the gift of Dr. Wright, producing together an annual income of £104 : 2. The property which is considered as appropriated to the school consists of £2950 South Sea Annuities, and £3045 : 11 : 8 Three per Cents Reduced, producing an annual dividend of £179 : 17 : 4, together with the voluntary subscriptions for the year.

The accounts of the treasurer are regularly made up every year, and audited by some of the trustees appointed for the purpose. According to the last audited account, which was for the year 1821, there was a balance due to the treasurer of £32 : 11 : 9.

The master's salary is £120 per annum, and has been advanced two or three times since the present master was appointed. He occupies apartments in the school-house, rent and tax free, and instructs thirty boys in reading, writing, and arithmetic, and in their religious and moral duties. There are prayers morning and evening. The necessary books, paper, and implements, are found by the trustees. Formerly there was an apprenticeship fee given to some of the boys leaving the school; but the continuance of it was found to be too expensive for the funds of the charity.

In the almshouse there are eleven women and one man; their allowance is 12s. 11d. per month each, making together £93 per annum, as before mentioned. The old man has £2 : 4 a quarter; to this monthly payment an addition has been made under the will of Dr. John

Wright, bearing date 2d December, 1794, whereby he bequeathed the sum of £700 Three per Cents of 1776, in trust, that, out of the interest or dividends thereof, five guineas should be applied annually for the support of divine worship, in the church of Protestant Dissenters assembled in Lewin's Mead; that four guineas should be added to the collection made in that church for dissenting ministers, and their widows, and students for the ministry; that one guinea should be laid out every year, by the pastor of the church, in religious books for the poor; and that £1 : 10 should be applied annually to the support of the poor belonging to the same church: and he directed that the remainder of the interest or dividends should be applied to the benefit of a poor man or poor men occupying a room in the almshouse in Stoke's Croft, belonging to the above-mentioned church; but that, if no poor man or poor men should occupy a room or rooms in that almshouse, his will was that one-third of the interest or dividend

should be employed for the benefit of the girls' school belonging to the said church; and that two-thirds of it should be given annually by the pastor or pastors thereof, to some worthy person in low circumstances, who did not habitually receive alms from it.

Dr. Wright's bequests appear to be carried into effect by his executors, according to the directions of his will.

THE INFIRMARY.

It appearing, upon the examination of the treasurer of this charity, that the annual income of it arising from voluntary contributions exceeded the income arising from permanent property, and that the management of this charity was under the superintendence and control of a treasurer and trustees chosen out of and by the voluntary subscribers to it, the Commissioners considered they were precluded, by the provisions of the act of the 59th Geo. III. cap. 81, from entering into any inquiry respecting the general management of this institution,

ELBRIDGE'S SCHOOL.

The late John Elbridge, Esq. in his life-time, erected a tenement, school-house, and garden, on a piece of ground, situate near the east corner of a close, called Jocken's Close, on St. Michael's Hill, in the parish of St. Michael, within the suburbs of the city of Bristol, which he held on lease from the dean and chapter of Bristol, for a term of forty years, renewable as therein mentioned: and the said John Elbridge afterwards gave the

sum of £3000 for the maintenance and support of the said school, by the following bequest in his will, dated the 20th February, 1738:—

“Item. I give to Samuel Creswicke, Peter Davis, and Earl Benson, all of the city of Bristol, the sum of £3000 of lawful money, in trust, for the better establishment of the charity school, by me lately erected on St. Michael's Hill, in the parish of St. Michael, in Bristol

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being, at their meeting, on the third Friday in January.

The application and distribution of the trust-moneys were to be entirely at the discretion of the trustees, with authority to select any one or more of the above charitable institutions, in preference to, or in exclusion of any others of them; and also with authority to pay the money to the treasurer of the institution, or to the objects of any such institution, in such mode as they should think fit, instead of paying it to the persons having respectively the management or direction of the same; and it was further provided that the receipts of the respective treasurer, governor, or president, entrusted with the management of each charitable institution, should effectually discharge the trustees and their agents, from the sums which should therein be acknowledged to have been received; and further, that any of the said charitable institutions, laying out or investing any part of their annual income (except legacies) in land or stock, bearing interest, for increasing the future revenue of such institutions, should be excluded from the charity.

By a subsequent conveyance, dated 4th of June, 1819, the property became vested in new feoffees, one of whom is since dead, and another disqualified, leaving nine persons acting in that capacity; namely, William Tripp, Thomas Stock, James J. Wright, Thomas Reynolds, Christopher George, Thomas Sanders, Arnee Frank, Joseph Reynolds, and George Hilhouse, Esqrs.

The trustees are in possession of all the property, as enumerated and described in the above-mentioned deed of release, dated

4th June, 1819. The trust-premises have always been let, since they have become vested in the charity trustees, in two farms, the one consisting of all such parts as are situate in the parishes of Landenny and Ragland, respectively, and known by the name of the Cayo, the other, of the premises lying in Rockfield, called Pwll-y-cwn.

Such of the lands as are situate in Landenny and Ragland, consisting of 202*a.* 1*r.* 15*p.* are let to William Morris, on lease, dated 30th January, 1813, for a term of twelve years, from 2d February, in the same year, determinable at the end of seven years by either party, at a rent of £280. It has been found necessary to reduce the above-mentioned rent, for several years, in varying proportions, according to the exigencies of the times. The present rent is £120.

The farm, called Pwll-y-cwn, in the parish of Rockfield, consisting of 189*a.* 3*r.* 25*p.* is, with the exception of 6*a.* 1*r.* 15*p.* of coppice, in the hands of the trustees, let to John Watkins, on lease, dated 24th April, 1819, for a term of fourteen years from 21st December, 1818, determinable, at the end of seven years, by either party, at a rent of £220, but which has been reduced to £120, its present amount.

The proceeds of this property are received by the agent of the charity, who pays all that he so receives, whether the same arises from the rents, or from the sale of timber, or otherwise, into the hands of the bankers, Haythorn and Wright, in Bristol, who answer the drafts upon them, drawn by the chairman and two of the trustees. Receipts were produced to the Commissioners,

attesting the proportions in which the several institutions have been respectively benefitted, from which it appears that the trustees have varied the amounts, which they have thought proper to give to the above-mentioned institutions, sometimes leaving one or two, or more, wholly out of the benefit, according to the power given to them, and according to their opinion of the wants or comparative utility of the different establishments.

The rents are distributed every year, except a small reserve, not exceeding £20, to which they are limited by the trust-deed.

With respect to the several institutions to which the benefit of this charity is given, it appears that they are all principally, if not entirely, supported by *voluntary* subscriptions or contributions, and, consequently, taken out of the jurisdiction of the Commissioners, by the excepting clause in the Act of Parliament.

WESLEYAN METHODISTS' GIRL'S SCHOOL.

This school appears to have been founded in or about the year 1800, for the education and clothing of thirty girls, the children of poor persons belonging

to the society of the people called Methodists, meeting at Ebenezer-chapel, in Old King-street, by a person who gave for its support the sum of £700, but desired that his name should be concealed.

From an indenture, dated 24th June, 1800, made between Thomas Roberts, Esq. and several other persons therein named, of the city of Bristol, trustees of Ebenezer-chapel, of the one part; and Thomas Gadd, John Williams, and Thomas Harpur, also of Bristol, of the other part; it appears that the interest of the anonymous donation of £700, is secured on the rents and profits accruing from the pews or seats of Ebenezer-chapel, which was erected on a piece of ground granted by Dr. Thomas Coke. In case of the dissolution of the Society, or any circumstance arising which should render necessary the sale of the chapel and buildings, it is provided that the gift of £700 shall be paid out of the proceeds to the treasurer of Bristol Infirmary, to be applied for the benefit of that institution.

The sum of £35 is now annually expended in the maintenance of the school.

CORPORATION OF THE POOR.

GIFTS TO THE CORPORATION OF THE POOR, FOR SPECIFIC PURPOSES.

By virtue of several acts of parliament, the poor of the city of Bristol are intrusted to the management of a select body, incorporated, and to be appointed and perpetuated as therein is provided, and divers gifts and bequests of sums of money have

been given and made to this body in general terms, for the use of the poor, or with no express appropriation. These sums have always been treated as accessions to their common fund, applicable to the relief of the poor generally, and have been disposed of accordingly; but certain sums and property were given by will, or as grants, in the

From a book, called the Leger of the Company, it may be collected that, in 1755, the allowance to the poor people, in the almshouse, was 3s. each per week, and that there were then eight persons in the hospital. It seems to have been altered to 4s. about thirty-five years ago; soon after which, about thirty years back, it was improved to 5s. and has so continued ever since. Mr. Isaac Amos, as the only now remaining member of the Company, pays the above sums, amounting to 16s. per week.

In 1681, Mr. *Nicholas Shute*, merchant tailor, left three tenements, situate in Horse-fair, in the parish of St. James, in trust for charitable purposes; of these tenements, one was for the residence, rent-free, of certain poor persons of the parish of St. James; another for a poor member of the Merchant-Tailors' Company; and the other for the residence, rent-free, of a poor person of the parish of Christchurch. By a codicil, the testator declared each tenement should have a third part of the garden, or plot of ground, belonging to these tenements.

These houses have not been in existence for some years, but the parish of St. James and the Company have let the ground, on which it is presumed they stood, from time to time. The last letting was by a deed, dated 23d September, 1811, for a term of ninety-nine years, determinable with the three lives therein mentioned, at the yearly rents, respectively, of 5s. to the Company, and 5s. to St. James's parish, *for the consideration of £200.*

The moiety of this £200 went

to the parish of St. James, and the other to the Company of Merchant Tailors, which was received by the late Mr. Arthur Palmer, who was master of the Company in that year.

This sum of £100 is stated, by Mr. Amos, to have been carried to the general stock or funds of the Company, and *MAY have been included* in the sums which have from time to time been laid out in the repairs of the Company's premises, and of the almshouse among others. Mr. Palmer, it is said, kept an account, in which this sum of £100 was included; and that account was audited by Mr. Amos, who affirms that he should not have passed it, unless it had appeared to him to be correct. Mr. Amos succeeded Mr. Palmer, but it does not appear that Mr. Palmer's account was handed over to his successor; according to Mr. Amos, it was destroyed, *because it had been the practice, as far as he could remember, to destroy the accounts* when they had been audited and the balance paid over.

It is to be observed here, that Messrs. Palmer and Amos were for some time the only surviving members, and that, until the death of Mr. Palmer, they were *alternately master and treasurer*, and each, in his capacity of master, audited the treasurer's accounts.

The Commissioners obtained, from Mr. Amos, an account of his receipts and expenditure, from 1818 to 1822, being all he could produce with any certainty. We insert the account for 1820; in this account the donations already alluded to are included in the payments made to the almspeople.

EXPENDITURE.

	£	s.	d.
To Thomas Symons, in lieu of bonds, 24th June, 1821.....	1	1	0
To Thomas Symons, his salary, ditto	1	1	0
To committee, the year ending ditto	12	12	0
To sundry notes and disbursements, as per account sent to the Commissioners.....	151	5	6
To my livery	1	6	8
To my perquisites	0	13	4
To my extra serving master	10	10	0
To the wardens' walks	1	10	0
To the wardens' livery	0	6	8
To the auditing of this account	2	2	0
To drawing this account, rent-roll, &c.	1	1	0
Paid the poor in the almshouse, from the 24th of June, 1820, to the 24th of June, 1821.....	66	18	0
	£250	7	2

RECEIPTS.

	£	s.	d.
Mr. Lloyd, for the hall, on lectures on astronomy	6	16	6
John Barber, esq. for the Grateful Society to dine	4	4	0
Mr. Barrow, for the use of the kitchens to dress a dinner for the Freemasons to dine at the lodge	1	1	0
Balance of last account	181	12	4
The French players, use of the hall ..	5	0	0
Mr. Portch, for three days sparring, or self-defence.....	3	3	0
By amount of rent-roll, due 29th September, 1821	55	0	0
	£256	16	10
Expenditure	250	7	2
Balance due to the company	£	6	9 8

The almshouse is a handsome and capacious building, well adapted for the accommodation and comfort of the description of persons for whom it was designed; but in its present state, and under the circumstances to which the Company, called the Merchant Tailors' Company, is reduced, it must be considered as producing very little benefit as a charity, and as depending for its continuance on a very precarious support. There seems, however, to be considerable difficulty in suggesting the means of bettering the condition of this establishment; it was originally instituted as an adjunct to the Merchant Tailors' Company, and

merely to serve the purpose of an asylum for the decayed members of that body; so that, as it may be questioned whether that body has now any existence, or even a capability of being revived, *the very existence of the charity itself seems open to be disputed.* Whether the Merchant Tailors' Company has existed at all as a corporation since the dissolution of such religious fraternities may, perhaps, also be the subject of doubt, as there appears neither a re-grant or recognition, on the part of the Crown, to set up the civil part of the establishment in its corporate character. If the Company is to be considered as a corpora-

tion, it is apprehended that, as a corporation aggregate, it must have become dissolved by the death of all its members but ONE; and, in such case, as the use was limited, so as to become vested in the Corporation, an escheat of its property may be considered as having taken place. If it is not to be considered as a corporation, but a mere self-constituted community of individuals, it seems doubtful whether the legal estate was carried out of the feoffees, and whether the trust has not entirely failed and become extinguished by the non-existence of the object for which it was created, namely, the Company of Tailors; and then it may become a question in whom the title to the property, hitherto regarded as belonging to the Company, has legally accrued by the events above detailed. It appears, therefore, that for ascertaining these rights, and settling the difficulties in which this charitable institution is involved, it is desirable to bring the case before a court of competent jurisdiction.

OBSERVATIONS.

In the account of the Merchant Tailors' Society of Bristol we have rather an interesting history of the origin, progress, and downfall of one of the numerous fraternities in different parts of the kingdom, more especially in the city of London. A similar investigation would probably show the extinction of many other public bodies, assuming the exercise of corporate immunities, by the failure of the uses for which they were instituted. Most of these, we apprehend, of ancient date, were religious fraternities, and their endowments granted to the support of superstitious observances; but as all such societies were dissolved by the 37th Henry VIII. they cannot, at present, have any legal existence, unless subsequently established in a civil capacity. There will, however, in all probability, be few opportunities of ascertaining this point by any judicial issue; many companies, no doubt, warned by the fate of the Merchant Tailors' Society, will be cautious not to obtrude any corporate pretensions which might lead to inquiries that would terminate in their entire dissolution.

The Commissioners have not detailed with their usual fulness the state and management of the property of the Tailors' Society. From the description of the estates given, and the amount of the reserved rents, they must be very extensive and valuable. Neither is any mention made of the amount of the fines on the grant of the long leases of *ninety-nine years*, nor how they were appropriated. The mysterious application of the £100, received for the renewal of the lease of the ground in the parish of St. James, by Mr. Palmer, and the dilemma to which Mr. Amos and Mr. Palmer were reduced, of reciprocally auditing each others accounts, in the alternate capacity of master and treasurer, and their destroying the accounts afterwards, are curious incidents in the history of the latter days of this ancient fraternity.

••• As the Commissioners have not entirely finished their Reports on the numerous charities of the city and county of Bristol, we must defer a further account of them to a future opportunity.

Charities.

OF THE

BOROUGH OF SOUTHWARK.

THE borough of Southwark constituted an independent jurisdiction until the reign of Edward VI. when it was united to the city of London, and formed into a twenty-sixth ward, under the title of Bridge-Ward without. In the letters patent, dated the 23d of April, in the 4th of Edward's reign, it is expressed that his majesty, in consideration of certain sums, paid and to be paid into the royal treasury, and for other reasons of public concern, granted to the city of London all his lordship and manor of Southwark, and, also, various messuages and tenements therein, which had fallen to the crown, with such rights over the whole as gave the Corporation nearly the same control over the borough as it possesses in the city of London itself.

The borough is not represented in the Court of Common Council, and the Corporation of the city appoint the steward and high-bailiff.

The inhabitants of Southwark made frequent application to the Court of Common Council to revive the magistracy of the city in the borough; and, in compliance with this request, in 1815, the sum of £1300 was directed to be annually placed in the chamber of London for this special purpose. Out of this sum an annual allowance of £500 is made to the magistrate appointed by the Court of Lord-Mayor and Aldermen, to do constant duty in the borough of Southwark.

As we shall begin with the charitable institutions of the parish of St. Saviour, it may be proper to mention a few elucidatory facts on the parochial government and the local boundaries of the parish.

The parish of St. Saviour was formed by the union of the two parishes of St. Margaret and St. Mary Magdalen Overey, under an act of parliament, in the 32d Henry VIII.; and by the same act it was provided, that the parishioners should yearly elect six or four able persons, dwelling within the precinct of the parish, to be churchwardens, which wardens should be a perpetual and an able body in the law, by the names of "Wardens of the parish church of St. Saviour, in Southwark, in the county of Surrey," and should have and enjoy all the lands and other possessions of the respective parishes, and also those of the guild or fraternity of the Assumption, therefore erected within the parish of St. Margaret.

The wardens have subsequently acquired other lands and possessions for the general purposes of their Corporation, and it will be seen, that most of the following charities are vested in them, or placed under their management.

By another act of parliament, passed in the 22d and 23d years of Charles II. that part of the parish of St. Saviour, which was within the precincts of the manor of Paris Garden, was erected into a distinct and separate parish by the name of Christ's Church; and it was directed that the sum of £100 should be paid to the churchwardens of St. Saviour's parish, for and in respect of such voluntary contributions and tithes as had formerly come to the churchwardens from the inhabitants of the manor for repairing their church.

It is possible that in fixing the amount of the sum to be thus paid, regard was had to the interest which the inhabitants of Paris Garden were entitled to in some of the following charities; but in which it does not appear that the parish of Christ Church has ever participated.

PARISH OF ST. SAVIOUR.

THE COLLEGE OR HOSPITAL OF THE POOR.

This college or hospital was founded, by letters patent of Queen Elizabeth, in 1584, for the benefit of the poor of the parish of St. Saviour; and the Chief Justice of the Common Pleas, with the churchwardens, for the time being, were incorporated perpetual president and governors of the charity, and of the possessions appertaining thereto, with power to make statutes and ordinances for the government of the same, provided they were not contrary to those previously made by *Thomas Cure*, the first and principal benefactor of the foundation; and upon whose petition the charter was granted.

In the statutes made by the founder it is provided that the number of the poor of the college should be sixteen; one to be chosen by the Chief Justice, as president of the college; one to be chosen by the churchwardens or four governors; the remaining fourteen (of whom four are to be of the liberty of the Clink and Paris Garden) to be chosen by the incumbent, the churchwardens, twelve of the most ancient vestrymen, the collectors of the poor, the surgeons for the poor, and the constables of the parish, according to certain prescribed rules.

The poor of the college were to choose, from among themselves, a warden or keeper, and sub-warden, who was to have the care of the college-house.

Each collegian was to have 20*d.* paid to him every Saturday, either at the college or the

church; when either by the gifts of others or the increase of the revenues of the charity there should be a surplus, a pair of gloves, of the price of 3*s.* 4*d.* were to be allowed the Chief Justice, and 20*s.* were to be spent by the governors, among the vestrymen, on the auditing of the college accounts; 30*s.* was to be allowed the pay-master of the college; 26*s.* 8*d.* yearly, to the clerk, for keeping accounts; 10*s.* yearly, to the incumbent of the parish, so long as he should take special care in the religious instruction of the collegians; also to one of the constables, or other honest person, residing near the college, 5*s.* yearly, for watching over the behaviour of the poor persons, and reporting any irregularities to the pay-master on the pension-day. After these disbursements, the surplus, if any, was to be kept in the college-chest and occasionally expended in repairs, or in the apprenticing of the children of the almsmen, or in the purchasing them coats or gowns, as the governors might think best.

The *first* endowment of the hospital consisted of a grant of the lands and tenements known by the name of Waverley-house, formerly part of the possessions of the dissolved monastery of Waverley, with a proviso, in case of the dissolution of the college or the corporation becoming void, the property should revert to the heirs of Thomas Cure, the grantor.

The premises comprised in Waverley-house cannot now be

ascertained; but the following exhibits the rents and tenants of the property attributed to it. The leases are all granted for a term of twenty-one years.

	RENTS.
A house, No. 18, in the Borough-market, let to Thomas Abbott Hooper.	£ 55 0 0
Two houses, Nos. 19 and 20, in the same market, let to James Starke	48 0 0
A house, No. 21, in the same market, let to Eleanor Craike	52 10 0
A house, No. 22, in the same market, let to John Kerr..	35 0 0
A public-house (the Harrow) at the corner of the market in Park-street, and five other houses opposite thereto, let to Messrs. Barclay and Perkins	100 0 0
Nos. 1, 2, and 3, in Park-street, adjoining the public-house, occupied by Robert Nickerson.....	36 0 0
Seven houses in the Soap-yard, which are held by Cornelius Baker.....	41 0 0
The Yorkshire Grey public-house, in Park-street, held by Margaret Shepherd	35 0 0
Nos. 3 and 4, Park-street, to Anthony Williams.....	24 0 0
The College church-yard, containing sixteen houses, for the habitation of the sixteen poor of the College, and a house of prayer for their use, and yielding, from burial fees, on the average, the annual sum of	10 0 0
An annual acknowledgement, paid by the Commissioners of the Borough pavements, in respect of a water-course running through the said yard	2 2 0
	<hr/>
	£438 12 0
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Over some of the almshouses is a large room or warehouse, the rest of which is appropriated, by the wardens, to the general purposes of their corporation. It will also be seen hereafter, that, since the building of the College, certain other foundations of almshouses have, from time to time, been built by the wardens, or with their sanction, on other parts of the churchyard, for which no compensation has been paid to the College.

The Harrow public-house, mentioned to be under lease to Messrs. Barclay and Perkins, with other houses, at £100 per annum, from increase of business since the lease was granted, would now,

there is reason to believe, let at double that rent. The other rents appear to be the fair value of the respective premises.

Mr. Cure, by his will, made a further grant of £3 : 9 : 8 for the maintenance of the College poor; this is now a rent-charge on premises in the Borough, and is laid out in the purchase of bread for the use of the charity.

The next endowment of the charity was by a grant of certain messuages, by *Jane Hargrave*, about 1587. It is probable these houses were destroyed by fire about 1676, and that upon their site were built four others, which are now occupied as follows:

Nos. 3 and 8, on lease to Stephen Bradley, for twenty-one years, from 1804.	£26 0 0
No. 4, on lease to William Smith, ditto.....	16 16 0
No. 6, on lease to George Stringer, ditto	16 0 0

No. 7, on lease to Starkey Marlar, for twenty-one years from 1804	£20 0 0
No. 9, on lease to Richard Sanders, ditto	32 0 0
No. 5, on lease to William Barton, for eleven years, from 1814.....	16 0 0
	<hr/>
	£126 16 0
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Edward Hewlett, in 1622, among the poor of St. Saviour's, granted to the governors of the and the residue to be applied to College, certain premises, on the maintenance of the charity. trust, to distribute, out of the The present state of this pro- rents and profits, £20 yearly, perty is as follows:—

Two houses in the front, and four behind, which four are on lease to Edward Polhill, Esq. for twenty-one years, from Lady-day, 1816, at the yearly rent of	£30 0 0
No. 33, in front, is on lease to Edward Dickinson, for twenty-one years, from Midsummer, 1807, at the yearly rent of.....	52 10 0
No. 34, in front, is on lease to Robert Sparrow, for twenty-one years, from Michaelmas, 1820, at the yearly rent of	90 0 0
	<hr/>
	£172 10 0
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These rents appear to be, at present, the fair value of the premises.

Lastly, *Dorothy Applebee*, in 1681, left £3 per annum for ever, to buy coal, to be distributed equally among the poor of the College, on the 12th of August in each year, issuing out of messuages near Fish-

monger's Alley. These premises are now the property of Benjamin Hook, Esq. of Millman-street, by whom the rent-charge is paid.

The net present income from these different endowments is £643 : 7 : 11. The following is the ordinary expenditure:—

Pensions to sixteen college poor, at 10s. each per week.....	£416 0 0
Quarterage to ditto, at 4s. each per quarter	12 16 0
Further bounty to ditto, at 5s. 6d. each, on Christmas-day, Easter-day, and Whit-Sunday.....	13 4 0
Ditto, ditto, at 5s. each, on the wardens going out of office.....	4 0 0
Weekly distribution of bread (being the amount of Mr. Cure's rent-charge).....	3 9 8
Twenty-four chaldron of coals, viz. to each pensioner 1½	68 16 0
Allowance to the sub-warden of the college, for looking to the gates, and cleaning the college yard and gutters	4 10 0
Ditto, for mops and brooms	0 10 0
Ditto, for ringing the bell before closing the gates..	1 0 0
Ditto, to one of the pensioners for cleaning the chapel	1 0 0
Lamp-lighting in the college	4 10 0

One year's supply of water for ditto.....	£8 8 0
The two ministers, for reading prayers to the pensioners throughout the year, at five guineas each	10 10 0
The surgeon for attendance on the pensioners.....	10 0 0

Ordinary expenditure..... £558 18 8

Surplus £84 14 3

The surplus having been invested from time to time, had accumulated, in the year 1819, to the sum of £2781 : 0 : 7 Four per Cents, when, in consequence of the decayed state of the

almshouses, it was deemed advisable to rebuild them, and the stock was therefore sold out. The following statement will show the particulars of this transaction:—

Received for the stock and a dividend	£2534 4 1
Paid for rent of houses for the poor while the college was rebuilding ..	£26 8 10
Mr. J. Wilson, builder, by contract..	2060 11 9
Mason, ironmonger, surveyor, and other charges	311 8 6
	<u>2398 9 1</u>
Balance remaining in hand....	<u>£135 15 0</u>

This heavy expenditure did not, however, accomplish the building of more than TEN new houses; so that there are six old houses still remaining, which must be pulled down and rebuilt; and to this end the surplus will still continue to accumulate until a sufficient fund shall be raised.

It appears, that the sixteen almspeople are now all chosen by the incumbent, churchwardens, &c. according to the directions given by the statutes with respect to fourteen, except only, that six instead of four are chosen from the Clink liberty, and the remaining ten from the Borough side of the parish; Paris Garden being, as we have shown, erected into a distinct parish. No warden is appointed from the sixteen, but one of them is nominated by the

governors to the office of sub-warden. His duty consists in keeping the keys of the gates, and taking care of the premises, and in reading daily prayers to the poor people in the chapel, except on Saturdays, when the two ministers alternately attend, and perform that service. The rents are collected, and the payments made, and accounts kept, by one of the wardens of the parish, who is, therefore, distinguished by the name of the college-warden.

Besides the allowance of twenty-four chaldrons of coals, above mentioned, the almspeople also receive from the general coal fund of the parish an annual supply of one sack each; which, probably, originated in the charities of John Hayman and Jonathan Barford, which will be seen hereafter.

JACKSON'S ALMSHOUSES.

These were established by the grant of *Henry Jackson*, who, in 1660, left to the wardens of St. Saviour's, a yearly rent-charge of £10, issuing out of his house, in Bishopsgate-street, for the erection of two houses in the College church-yard, and the maintenance of two people therein, to be chosen and qualified as those who enjoy the gift of Mr. Cure; but, in case the messuages in Bishopsgate were destroyed by fire, then the gift was to be void.

The premises subject to this annual charge consist of a dwelling-house and shop in Bishopsgate-street, now in the occupation of Mr. Ward, by whom the payment is duly made.

The two almshouses, which were built in the College-yard, consist each of an upper and lower room, and are inhabited by two poor persons, of either sex, appointed agreeably to the ordinances of Mr. Cure. From the annuity of £10 they have each a weekly payment of 20*d.* amounting, in the year, to £8 : 13 : 4. The remaining £1 : 6 : 8 has, in late years, been applied towards the expense of repairs.

YOUNG'S ALMSHOUSES.

In 1690, *Henry Young* left to the wardens £60 for the erection of two almshouses, in the College church-yard, or such other ground as the wardens should think fit. He also bequeathed a rent-charge of £5 : 4, issuing out of tenements near St. Margaret's Hill, in the Borough; the annuity to be employed in the relief of the two poor men or women inhabiting the almshouses, to each 1*s.* per week.

These houses were erected, agreeably to the intentions of the testator, and each almsperson receives 1*s.* weekly out of the annuity of £5 : 4, which is paid by Mr. Brocksopp, the present occupier of the premises charged.

SPRATT'S ALMSHOUSES.

These almshouses, in the College-yard, were erected out of the bounty of *Henry Spratt*, for two aged poor men of the Clink liberty. He also provided, by his will, in 1708, for the purchase of a freehold estate of inheritance, of the yearly value of £8, for the use of the two almsmen, who were to be chosen by the governors and vestry of St. Saviour's.

It appears, from a vestry minute of the 28th April, 1713, that the executors of Mr. Spratt had finished two houses in the College-yard, agreeably to the directions of the testator; and that, in satisfaction of the annuity of £8, they had proposed to the wardens an estate in Holborn, of £10 per annum, if they might have an allowance for the £2 per annum above the £8; for which the wardens allowed them £20. This agreement was carried into effect, and the annuity of £8 is now payable out of premises in Tichbourne-court, and distributed quarterly to the two almsmen chosen out of the Clink liberty.

CLARKE'S GIFT.

William Clarke, by his will, dated 10th July, 1818, gave to the trustees of the three last-mentioned almshouses the sum of £2,000 Three per Cent. Consols, on trust, to receive the dividends as they should become due, and to pay the same, equally, among

the persons occupying the six almshouses founded by Jackson, Young, and Spratt, by equal weekly portions.

This legacy, by reason of the duty of £10 per cent. was reduced to the sum of £1800 stock, producing a dividend of £54, which is weekly divided among the six poor inhabitants of the foregoing almshouses, agreeably to the directions of the testator.

MARY READING'S ALMSHOUSES.

It appears, from a vestry minute, dated 20th August, 1754, that *Mrs. Mary Reading*, by her will, in 1742, gave to the parish £50, to build two houses in the College-yard, with a stone in the front of them, signifying them to be her gift; the one to be for a poor man to live in whose christian name should be Joseph, the other for a poor woman to live in, whose name should be Mary.

This legacy appears to have been duly received, and applied to the building of two houses in the College church-yard, distinguished by the inscription directed by the testatrix, each consisting of only one room on the ground floor.

These rooms are appropriated by the wardens as habitations for a poor man and woman, bearing the respective christian names of Joseph and Mary. They partake of the general charities of the parish, and their houses are kept in repair by the general funds of the wardens.

THE FREE GRAMMAR-SCHOOL.

This school was established by charter of Queen Elizabeth, dated 4th June, 1562, "for the instruction of the poor as well as rich, inhabiting within the parish,

in grammatical learning;" six governors were appointed and incorporated, with power to choose the master and usher, and make statutes and ordinances for the management of the school and revenue, under the advice of the Bishop of Winchester. In case of death, or the removal of any governor from the parish, the remaining governors, assisted by twelve "discreet and worthy inhabitants," were to choose others to supply their places.

Immediately after the grant of this charter, certain orders were made, directing, among other things, that the master's salary should be £20 yearly; that the wages of the usher should be £10 yearly; that the children should be taught free, except paying for their first entrance 2s. 6d. and 8d. per annum towards brooms and rods; that the number of scholars should not exceed 100, provided none of the parish, "found meet and able," should be refused. By subsequent statutes, the master is allowed to keep forty scholars for his own advantage, on condition of his keeping a learned and able usher; he is also allowed a house, rent-free. And the governors are empowered, if they think fit, to admit the children of other parishes than St. Saviour's, so that the whole do not exceed 100.

The same statutes take notice of an endowment of *John Bingham*, Esq. one of the governors of the school, for two poor scholars at Cambridge or Oxford, and provide that the governors should choose none for this exhibition but *poor and such as were forward in learning*, and might be fit for the University. The choice first to be made from the

legitimate sons of decayed governors of the school, or vestrymen of the parish; next, such as had been born of honest parents in the parish; thirdly, the sons of any parishioners in the parish, though residing out of it.

The property of this school consists of the following particulars:—Thirty pounds a-year is paid by the parish of St. Saviour, under an old act of parliament, which was renewed about two years ago. The rents of seven freehold tenements in Chequer-alley, in the parish of St. Olave, Southwark, £9 per annum; the rents of six freehold tenements, in Kent-street, £30; the rent of a piece of ground and buildings behind the Queen's Head Inn, in the Borough, £50; the rent of a public-house, called The George, at Bankside, in the Borough, £85; an annuity of £20, charged upon premises in

Fishmongers' Alley; an annual sum of £4, charged upon the Green Man public-house, in Chiswell-street; another annual sum of £4, charged upon a messuage and premises in Red Lion-street, in the Borough. Deduct the yearly sum of £4 : 3 : 7, for land-tax. There is also funded property to the amount of £5052 : 11 : 2 Three per Cent. Consols, made up of savings and several donations from individuals; and a sum of £3052 : 11 : 3 Three per Cent. Consols, arising from the sale of a messuage and premises at Bankside, to the Southwark-bridge Company, under the act of parliament, producing, altogether, an annual interest of £151 : 11 : 6.

The total annual income from these different sources is £387 : 15 : 1. The heads of expenditure are as follows:—

To the head master, per annum, including donations.....	£100	0	0
To the usher, per annum	70	0	0
To the writing-master, per annum ...	40	0	0
To the clerk, per annum	10	0	0
To the examiner, per annum	2	2	0
Gift to the poor of the parish	2	0	0
Bingham's exhibition	20	0	0
Cleaning school-room	5	0	0
Sundry annual payments, viz.			
Coals, about.....	£5	0	0
Water rate	1	10	0
Lamp	1	16	0
Books for presents on the anniversary day	3	3	0
	<hr/>		
		11	9 0
		<hr/>	
		£260	11 0
		<hr/>	

Making a balance of £127 : 4 : 1 in favour of the charity. Of this sum about £90 upon an average is expended in repairs and an anniversary dinner, leaving £37 for an accumulating fund. When the present head-mas-

ter came into his office there were but twenty-three scholars upon the foundation; but the school seems, in many respects, to have been greatly improved in his time. There are now sixty-eight boys upon the foun-

tuition, and the master has only two private scholars, who are classed with the other boys, and whose only privilege is to have extra tuition and board. All the scholars pay alike for admission £1; and 6s. a quarter to the writing-school, and the like to the classical school.

The writing-master, out of his quarterage, provides pens, ink, and copy-books. The quarterage for classics is divided between the first and second master, in the proportion of three-fifths and two-fifths.

With the exception of writing and arithmetic, the education

given at the school is, according to the provisions of the charter, entirely classical. It appears that this has operated to deter the poor persons who might be entitled to send their children there from so doing; but the Commissioners were assured that no poor child, whose parents have applied for his admission, has been refused.

The present school-master, the Rev. William Lowfield Fancourt, is a master of arts of Cambridge University, and is represented by the treasurer to be a superior scholar and a person of character.

OBSERVATIONS.

We find in the Grammar School of St. Saviour's, as in similar endowments that have come under our notice, a failure in the objects of the institution. In 1816, the scholars on the foundation averaged about forty; by the exertions of the present master the number is now raised to sixty-eight; which is little more than two-thirds the complement allowed by the charter, notwithstanding the increase in the revenue of the charity, and the population of the parish. Had the subjects of instruction in free schools been adapted to the present wants of society, there can be little doubt, from the augmented demand for education, that the claimants for admission would, in all cases, equal or exceed the number allowed by the statutes; and that, in most instances, the increased revenues would be adequate to defray the charges of their tuition.

Several measures, no doubt, for improving the management of charitable trusts will be founded on the results of the present Inquiry, and one specific measure, we think, might be applied, with great advantage, to grammar schools. We would, with few exceptions, convert them into schools of popular instruction. It would be the commencement of a really national plan of education, more truly English, by far, than that under the existing system of Latin and Greek, and would, at once, afford gratuitous instruction to a vast number of individuals in almost every part of the country. For such a scheme of instruction most excellent machinery is prepared—spacious school-rooms for the scholars, houses for the masters, and ample funds for defraying the charges of both: all that is requisite is an act of the legislature to rescind the authority of old parchments, (already obsolete, so far as is conducive to the interests of masters and trustees, though not of the public,) which the grantors and grantees themselves, had they been alive, would have been the first to cancel.

COLLETT'S CHARITY.

John Collett, by his will, dated 9th May, 1711, left, to two trustees and their heirs, certain premises in Southwark, upon trust, that all the clear rents and profits be expended in the educa-

tion, teaching, clothing, putting out apprentice, and setting to work, the boys of the charity-schools that were or should be in the parish of St. Saviour.

In 1716, a controlling power in the disposition of the funds

to them the first Saturday in every month, and if the payments should be neglected for two whole years, the £300 to revert to his heir-at-law; and he desired, that his sister, and great nephew, Joseph, or the survivor of them, should have power to fill up any vacancy during their lives, if they should choose so to do.

The dividends of the stock thus bequeathed, amounting to £12 per annum, are duly divided among the ten almswomen, in shares of 2s. each, on the first Saturday in every month.

ALLEYN'S ALMSHOUSES AND DULWICH COLLEGE.

Edward Alleyn, by will, dated the 13th November, 1620, required his executors, within two years after his decease, to build ten almshouses in St. Saviour's, for ten poor people of the parish, to be members of the College of God's Gift, in Dulwich, which poor people, being placed in their several houses, should have such relief and maintenance as, in the statutes of the College, was set down.

By the statutes of the College, it was provided, that the ten poor persons to be placed in these almshouses should be chosen, from time to time, by the churchwardens and vestry of the parish, and should consist of five poor men and five poor women, who were, from these almshouses, to be admitted into the College, as places should fall void. And it was further provided that, while living in these almshouses, they should have certain specified allowances out of the revenues of the College, and a certain proportionate part of any surplus revenue that might accrue.

The ten almshouses were built

by the executors, with the concurrence of the wardens, on part of an enclosure called the Soap-yard, belonging to the College of the poor, of which we have before treated; since which time, they have been kept in repair by the general funds of the wardens. They are inhabited by five poor men and five poor women, who are placed in them by the wardens and vestry, as vacancies occur.

The College of God's Gift, in Dulwich, was founded by Edward Alleyn, in his life-time, by virtue of letters patent, granted by King James, in the 17th year of his reign; by which, among other things, his Majesty, at the humble petition and request of the said Edward Alleyn, appointed the Archbishop of Canterbury, for ever, to be the visitor of the College. The Commissioners, therefore, considered themselves incompetent to make inquiries relative to the benefit which these ten poor people, while living in the almshouses, may claim from the revenues of that foundation.

CHARITIES OF RICHARD HUMBLE AND PETER HUMBLE.

By indenture, dated the 18th September, 1617, *Peter Humble* confirmed to the wardens, an annuity of 40s. given by his father, *Richard Humble*, for the use of the poor. And he further granted to the wardens, to the use of the poor, a yearly rent of £3 : 4, issuing out of a tenement, with the appurtenances, adjoining to the south side of the great gate of the inn, called the Three Crowns, and also the further annuity of 4s. to be issuing out of the said tenement, for keeping his tomb clean.

The premises charged with these several annuities, consist of two houses in High-street, Southwark, the one No. 269, at present the property of Mr. Holwell, and the other, No. 272, now occupied by Mr. James South.

The annuities, amounting together to the sum of £5 : 8, are duly received, in sums of £2 : 14, from the tenant of each house, and 4s. being paid to the sexton for keeping the tomb clean, the remaining £5 : 4 is applied to the use of the general poor.

RALPH CARTER'S CHARITY.

Ralph Carter, in 1673, gave, after the death of his wife, his freehold estate, of the yearly value of £5, lying in Marlborough, in the county of Wilts, to the wardens and overseers, on trust, yearly, on Good Friday, to pay the rents among five poor people of the parish, not being pensioners, and chosen by the wardens and overseers; notice to be given on the next Lord's day after every Good Friday, either before or after morning sermon, of the names of the five people who should yearly receive the said gift.

These premises are now on lease to Messrs. King, bankers, of Marlborough. They are generally occupied by poor labourers; and, upon a recent survey of them, were estimated at the annual value of about £10 or £12. The rent of £5 is distributed among five poor of the parish, agreeably to the directions of the testator.

MRS. PAGETT'S CHARITY.

This was a gift, in 1618, of £50, to the parish, on consideration of paying weekly, on the Saturday, for ever, amongst four ho-

nest good women, and especially lame and impotent, born in the parish, and dwelling in the Borough side, or for default of such, then elsewhere dwelling in the parish, twelve pence; viz. to each, three pence. This weekly payment is accordingly divided by the wardens, every Saturday, among four poor women of the parish, in shares of three-pence each, a preference being given to those of the Borough side, and to such as are old and infirm.

MAIDEN-LANE ESTATE.

By indenture, dated 10th of April, 1620, *Thomas Emmerson* gave to trustees, described as parishioners of St. Saviour's, the sum of £50, and also conveyed to them and their assigns his garden, with the appurtenances, lying in Maiden-lane, containing half an acre of ground, and then let for £4 rent per annum, on trust, to pay, every week, for ever, unto two honest poor men, born and dwelling in the parish, 12d. each, and such payment to be continued so long as they were of good behaviour, and resided in the parish of St. Saviour. Vacancies were to be supplied by the donor or his heirs, or, on their default, by the feoffees, with the approval of the vestry; persons of the kindred or surname of Emmerson to be preferred. The feoffees were to deliver into the vestry an account, in writing, every year, of the receipts and disbursements on account of the trust; and if any surplus remained after the payment of the 2s. weekly, then 20s. were to be allowed the feoffees, for a "friendly meeting," in consideration of their trouble, and the remainder laid out in the purchase of firing and clothing for the two

almspeople, for their more comfortable maintenance. The two almsmen were to frequent divine service on Sundays, and to be of correct moral deportment, on pain of forfeiting their allowance.

The money gift of Mr. Emerson appears to have been combined with two similar gifts of Mrs. Bingham and Mrs. Pagett, and the profit of the whole applied to the purchase of coal, and in certain weekly payments to the poor of the parish.

With respect to the premises in Maiden-lane, they appear to have been leased out without any considerable augmentation of rent till the year 1746; when a lease was granted to Edward Clark, for the term of sixty-nine years, at a rent of £8 for the first eight years, and of £50 for the remaining sixty-one years; the tenant further covenanting to lay out £500 on the premises within the space of ten years. Upon the expiration of this last-mentioned lease in 1815, the premises were taken into the hands of the wardens, for the purpose of effecting some needful repairs and improvements, and in contemplation of an advantageous exchange of part of the premises, for which a negotiation was then pending. They were, however, let out from time to time in detached parts, until the improvements were completed; when, by indenture, dated the 31st December, 1818, the proposed exchange was carried into effect, between the wardens on the one part, and Messrs. Robert and Arthur Pott, on the other. By this exchange, the wardens conveyed to Messrs. Pott a piece of ground, and Messrs. Pott conveyed to the

wardens, on the trust of the charity, another piece of ground, with the houses, buildings, and other erections then standing thereon, together with a certain right of drainage over other grounds of Messrs. Pott.

On the occasion of this transaction, the wardens were also induced to sell a small slip of ground, belonging to the charity, to the Commissioners of the St. Saviour's paving act, for the purpose of widening the adjacent street, for which they received the sum of £300.

On the 24th February, 1819, the premises were demised to Mark Sillcock, by the description of "All those two several
" messuages or tenements and
" premises then in the occupation
" of the said Mark Sillcock and
" one Hudson, together with the
" yards, sheds, storehouses, and
" other the premises thereunto
" belonging or therewith held,
" as delineated in the plan annexed to the lease," for the term of twenty-one years from Christmas then last, at the yearly rent of £164; and, also, the further annual sum of £7:5:2 being the amount of the land-tax of the premises redeemed by the wardens.

This rent seems to have been the result of a regular survey and valuation of the premises, and appears to be their present fair value.

In tracing the annual application of the rents of this property, we find the following vestry order, dated the 14th March, 1754, in which year, according to the terms of the lease of 1746, the rent of £50 per annum began to be payable.

" This vestry, taking into
" consideration the increased re-

“ venue of the piece of ground,
 “ formerly given by Thomas
 “ Emmerson, Esq. lying in
 “ Maid-lane, which, with the
 “ buildings and improvements
 “ thereon, is now let to Mr.
 “ Edward Clark, at the yearly
 “ rent of £50, clear of taxes,
 “ and having deliberately con-
 “ sidered the true intent and
 “ meaning of the donor thereof;
 “ to the end, therefore, that the
 “ donor’s charitable purpose
 “ may be as fully and effec-
 “ tually performed as the same
 “ can be, do hereby come to
 “ the following resolutions:—
 “ And it is hereby ordered that,
 “ for all future times, the said
 “ yearly rent of £50, or such
 “ other rent as shall be gotten
 “ for the said premises, shall
 “ be received by the warden of
 “ the general poor, and, after

“ deducting all outgoings, if any
 “ such, and deducting 20s. for
 “ a dinner for the churchwar-
 “ dens, the rent shall be dis-
 “ posed of in manner following:
 “ viz. Unto six honest poor
 “ men, born and dwelling in
 “ the said parish, to each of
 “ whom the weekly sum of 3s.
 “ shall be paid; and that the
 “ remainder of the income shall
 “ be applied by the churchwar-
 “ dens for the time being, for
 “ the better and more comforta-
 “ ble maintenance and provision
 “ of the said six poor men, at
 “ such times and in such man-
 “ ner as the said churchwardens
 “ shall judge most fit.”

This order gave rise to the following appropriation of the rents, which has continued to the present time:—

To six poor men, born and dwelling in the parish, at 3s. a week each; making, per annum.....	£46 16 0
Further allowances at Christmas	2 4 0
	<hr/>
	£49 0 0
Retained for the use of the wardens	1 0 0
	<hr/>
	£50 0 0
	<hr/>

The surplus of the rents, as well as the £300 received from the Commissioners, of the Paving Act, has been applied to defray the charges for repairs, improvements, and other incidental expenses in the management of the charity estate. Henceforth the clear annual sum

of £121 : 5 : 4, will remain to accumulate, *until the directions of the Court of Chancery* have been obtained to sanction its appropriation; the vestry having been advised that it is not competent to them to extend the objects of the charity without the intervention of that Court.

OBSERVATIONS.

The Court of Chancery is, at present, overwhelmed with business, but it is likely to receive a considerable accession of employment from the numerous cases for adjudication which will arise out of the investigations of the Commissioners, and which afford an additional reason, among other weighty ones, for a speedy reform in the machinery of that tribunal. With respect to the application of the surplus funds, accruing from the Maiden-lane estate, we apprehend the wardens might have followed the example of their predecessors without fear of any serious consequences. They are, at least,

as competent to make laws as the vestry of 1754, on whose unauthorized deviations, from the conditions of the trust, they have been acting for the last seventy years. Mr. Emmerson limited the application of his charity to *two* persons. The vestry, in 1754, increased the number to *six*, and the vestry of 1827, with equal authority, may augment the number to fifty—at least, such an innovation would not be less legal than applying the charity to six, in lieu of the original number to which it was limited by the donor.

**SIR JOHN FENNER'S CHARITY
TO TEN PARISHES OF LONDON.**

Sir *John Fenner*, by his will, dated the 25th September, 1633, bequeathed the whole of his moneys, debts, and other estate to be invested in the purchase of land; of the produce of this land he directed, *first*, so much as amounted to the yearly value of £60, to be assured to the parishes of Sepulchre; Giles, Cripplegate; Botolph, Bishopsgate; Botolph, Aldgate; Shoreditch and Whitechapel, near London; Olave, Bermondsey; Saviour and George, in or near Southwark; for buying, yearly, twenty bibles, of the canonical scriptures only, of the smallest volume, well printed, on good paper, and handsomely bound with clasps; these to be bought and distributed by the ministers and churchwardens for the time being, about Easter, yearly, to such young persons as were unable to buy such books and most likely to make a good use of them.

Secondly, £50 more, the yearly produce of the said lands, was to be assured to the same ten parishes, to be distributed by the ministers, churchwardens, and officers, among the poor sick persons of these parishes, on the four festivals of Easter, Midsummer, Michaelmas, and Christmas.

Lastly, he bequeathed legacies, in money, to the parishes of St. Giles, Cripplegate, £50; to Shoreditch, £40; Botolph,

Bishopsgate, £10; Botolph, Aldgate, £40; Whitechapel, £50; Bermondsey, £40; St. Saviour, £50; and St. George, £50; these legacies to be employed as a perpetual stock, by the churchwardens and overseers of the poor, in the purchase of coal, at the season when cheapest, and distributed to the poor, in winter, at prime cost.

Pursuant to the will of Sir John Fenner, lands were purchased in the parishes of Sproughton, Belsted, Washbrook, and Stoke, in the county of Suffolk, and conveyed to thirty trustees, the representatives of the ten parishes interested in the bequests of the testator; and, by a subsequent indenture, in 1655, it is provided, whenever the number of trustees is reduced to ten, these should reconvey the trust-estate to thirty other parishioners, chosen by the ministers, churchwardens, and vestrymen of each of the ten parishes. It was further agreed that all the deeds and evidences relative to the charity should be kept in the vestry-house of the parish church of St. Leonard, Shoreditch, for the general use of the ten parishes interested therein.

The premises which were thus conveyed, and which, by a survey made in 1745, were found to contain 232a. 1r. 3p. were demised, on the 2d January, 1812, to John Palmer Jarmain, for the term of twenty-one years, from Michaelmas then last, at the annual rent of £696.

This rent, however, which appears to have been offered under the excitement of public competition, being found too heavy, the trustees were induced, in March, 1816, to abate it to the sum of £450, which, on a survey then made of the premises, was ascertained to be their fair value. This abatement, the propriety of which there appears no grounds to question, still continues; but the reserved rent of £696 remains unaltered on the lease, to be revived at any time that an in-

creased value of the premises may justify such a measure.

After deducting the annual sum of £2:2, for insuring the farm buildings, the residue of the rent, amounting now to the sum of £447:18, is divided among the ten parishes specified in Sir John Fenner's will, in equal shares of £44:15:9½ each.

The portion paid to St. Saviour's parish is disposed of as follows, namely:—

On New Year's Day, to five poor sick female householders,
in money

At Easter..	{ in the purchase of sixty bibles (cost in 1820)	30	0	0
	{ in money among the most needy poor.....	9	15	9½
		<hr/> £44 15 9½ <hr/>		

About nine of the bibles are given for the use of the schools, the rest are distributed, in certain proportions, by the three trustees of this charity, appointed on behalf of St. Saviour's parish, by the two ministers and the six churchwardens. This distribution appears to be duly made

among the fittest objects in the parish.

In the year 1810, a sale of timber from this estate, which was effected by public auction, produced the gross sum of £955. The following statement will show in what manner that produce was disposed of:—

Expenses attending the journey of a committee to view
the farm, and mark the timber.....

Auctioneer, for selling the timber	£ 67	8	6
Other expenses attending the said sale	38	12	0
Paid the outgoing tenant for damage on felling the timber	18	8	1
Advertising the farm, maps of ditto, &c.	20	0	0
Expenses at the Crown and Magpie on letting the farm..	39	19	5½
Expenses attending various other general and particular meetings.....	41	3	6
Insurance, postage of letters, &c.	56	17	6½
Paid Mr. Jarman, the new tenant, towards new erections	13	8	11
Solicitor's fee and other law expenses	200	0	0
	197	17	1

693 15 1

Laid out in the purchase of £446:11:6, Three per Cent.

Consols

261 4 11

£955 0 0

before Christmas, apparel six boys, inhabitants within the Borough, about the age of fifteen years, with six suits of apparel; the said six suits to be valued at £5 : 10. The wardens annually charge themselves with £6, in respect of this charity; but they generally expend somewhat more in providing clothing agreeably to the directions of the will. The articles provided consist of a grey coat, a pair of breeches, a pair of shoes, a pair of stockings, a shirt, and a hat, to each of six poor boys of the Borough side of the parish.

It appears, from the condition of a bond, dated 8th November, 1631, from the wardens to *Elizabeth Marshall*, that she had

that day delivered to the wardens the sum of £100, to the intent that they should, every year, bestow £6, three days, at least, before Christmas, to apparel six poor women, inhabiting within the Borough, in the parish of St. Saviour, such as the churchwardens should think to have most need thereof; viz. a petticoat, waistcoat, smock, kercher, neckcloth, and hose and shoes. The wardens, in the execution of this trust, annually provide for each of six poor women of the Borough side the several articles of apparel above specified. The following is a particular of the cost of the articles which were furnished for the year 1820:—

Linen	£3	16	5
Stuff for gowns.....	5	10	6
Hosiery.....	0	9	0
Making the bonnets	1	2	6
Making the gowns, &c.	2	4	6
	<hr/>		
	£13	2	11
	<hr/>		

SYDENHAM ESTATE.

Mark Howse, by his will, in 1638, left to the wardens of the parish the sum of £360, to purchase lands, of the value of £18 per annum, which amount, after the death of his wife and daughter, was to be applied to certain charitable uses, the precise nature of which cannot now be ascertained.

By an indenture, dated the 16th June, 1642, it appears that, in consideration of the sum of £360, there was conveyed to the wardens of the parish, an estate, described as all that messuage and tenement, and the barns, stables, and outhouses thereunto belonging, and twenty-one acres, by estimation, of meadow and pas-

ture land, situate at Sydenham, in the parish of Lewisham, in Kent. And, by another indenture of the same date, it is declared that the said premises had been purchased by the wardens in trust, for the only benefit and behoof of the parish of St. Saviour, and to the intent and purpose, “that the churchwardens of the said parish, and their successors, and the vestrymen of the said parish, for the time being, forever, should distribute the rents, issues, and profits thereof, to the good and charitable uses and purposes in the last will of *Mark Howse*, by whom the said £360 was given to them for the purchase of lands to those uses and purposes, and in and

by a deed under the common seal of the said wardens, made between them and the said Mark Howse, bearing date, &c."

These premises, consisting of 22a. 1r. 15p. with the farm buildings, were let on lease to Robert Kimber, for twenty-

one years from Michaelmas, 1801, at the annual rent of £81, which appears to be their fair value. Out of this rent the wardens have uniformly devoted the sum of £18 to the following purposes; namely,

To fifteen of the parish, at 6s. 8d. each,	5th November....	£5	0	0
To twelve ditto, at ditto	St. Thomas's day .	4	0	0
To twelve ditto, at ditto	Maunday Thursday	4	0	0
To twelve ditto, at 5s.	St. Mark's day....	3	0	0
To the wardens for expenses		2	0	0
		<hr/> £18 0 0 <hr/>		

Whatever surplus has remained, from time to time, has been treated as a part of the Corporation funds.

If the appropriation to the extent of £18 is to be considered as conformable to the disposition made by the donor of the £18, to which he alluded in his will, as the annual value of the lands to be purchased, the Commissioners apprehend that, in the absence of any further provision by him, with respect to a possible increase of the rent in future times beyond that amount, *the whole of such increase would be properly applicable to the augmentation of the charitable uses above specified.* It is, however, possible that the donor may have provided, that the surplus rents should belong to the wardens for the general purposes of their corporation, and that they are, therefore, justified in adding them to their own funds, from which the repairs of several almshouses, as we have before shown, and other charitable uses in the parish, are supplied.

There is also a sum of £2 annually received from the Em-

broiderers' Company, as the further charity of Mark Howse, the particulars of which are reserved for the account to be hereafter given of the charities vested in that company.

This charity is distributed on St. Thomas's day among twelve best deserving poor of the Borough liberty, in shares of 3s. 4d. each.

ANN AUSTIN'S CHARITY.

By indenture, in 1643, *Ann Austin*, granted to the wardens a messuage near the east end of the parish church, and another adjoining thereto, being part of the possessions of the dissolved monastery of St. Mary Overy, upon trust, that the profits should be applied towards the relief of the poor of the Borough side of the parish; or, in default of proper objects in that precinct, then the profits to be given to the poor of the College, or to the poor of St. Saviour's generally.

Both these houses lately let for a rent of £40, but they have been since taken down, and the site of them added to the burial ground, the parish allowing the charity a rent for the ground

equal to the highest gross rent which both the houses have ever produced.

JOHN SIMMONDS'S CHARITY.

John Simmonds, by will, in 1628, gave to the poor of the parish of St. George, the yearly sum of £10 for ever, to be distributed on the feast days of All Saints and the Purification of St. Mary, the blessed Virgin, by even and equal portions; and the sum of £5, for ever, yearly to the poor of the parish of St. Mary, Newington, to be distributed on the two several days of the year before mentioned, or otherwise, at the discretion of the overseers; and the further sum of £8 yearly, for ever, to the poor of St. Saviour's, to be distributed on the feast day of St. Thomas the Apostle, in every year.

Addington.....	£1	0	0
Beddington	2	0	0
Bermondsey	20	0	0
Clapham	2	0	0
Carshalton.....	2	0	0
Chaldham.....	1	0	0
Caterham	3	0	0
Chelsham	2	0	0
Limpsfield.....	2	0	0
Mitcham	4	0	0
Merton	1	0	0
Morden.....	1	0	0
St. George's, South- wark	20	0	0

These annuities are to be employed in the relief of the poor of the respective parishes in apparel, or in bread and flesh or fish, and of which we shall speak more particularly in our general account of the charities of Alderman *Smith*. The annuity to the parish of St. Saviour is applied, by the warden, to the providing of a woollen coat and gown, for each of twenty poor men and

With respect to the annuity of £8 payable to the poor of St. Saviour's, it was charged by the executor of the testator on messuage and farm, called *Pu ser's*, situate in the parish of Sheire, in Surrey. These premises appear to have been afterwards purchased by the warden by whom the annual sum of £8 is now distributed on St. Thomas day, among the general poor of the parish, in satisfaction of this charge.

ALDERMAN SMITH'S CHARITY

The parish of St. Saviour is entitled to the annual sum of £28, part of a rent-charge of £130, issuing out of the *Ben hill* estate, and applicable, in certain proportions, to the following parishes:—

St. Olave's, Southwark	£30	0	0
St. Saviour's, South- wark	28	0	0
Sanderstead	1	0	0
Sutton	2	0	0
Titsey	2	0	0
Tooting.....	2	0	0
Woodmansterne	1	0	0
Woldingham	1	0	0
Warlingham.....	2	0	0
	£130	0	0

twenty poor women of the parish, the expense of which when it exceeds the annuity, is made up from other charitable funds of the parish.

BARNET PROPERTY.

John Hayman by his will dated 14th October, 1646, bequeathed all his houses and lands, in *Barnet*, which he held by, or lease otherwise, to the

wardens of St. Saviour's, on the trusts following:—namely, *first*, to pay, yearly, £2:4 to the wardens of the Merchant-Tailors' Company, for the uses therein mentioned. *Secondly*, to the vestry-clerk of St. Saviour's, 4s. for his care in keeping the residue of the rents till they amounted to £50, which was to form a perpetual stock, to buy coal in summer, to be retailed to the poor in winter, at prime cost. *Thirdly*, after raising this stock, the residue of the rents, above the annuities of 48s. already appropriated, was to be paid to the bailiff and chief officer of Dorchester, until they should amount to the like stock of £50, to be by them employed for the benefit of the poor of that town. Afterwards, the residue was to be paid to the churchwardens of the parish of St. George, in Southwark, until they had received £40, to be employed in the same manner as the £50 in the parish of St. Saviour. The residue was next to be given to the churchwardens of the parish of St. Thomas till they had received twenty marks, to be used in a similar manner, as a perpetual stock for the purchasing and vending of coals to the poor without profit.

After all these stocks had been made up, the residue was to be appropriated to the following uses:—that is to say, 20s. for the wardens of St. Saviour's, for their pains taken therein, and the residue to the use of the general poor of the parish, to be distributed as they should think fit; except always that, out of the same, they should buy, yearly, in the summer time, two chaldrons of sea coals, and give one-third, yearly, to the poor people in the almshouses, called the College, and the other two-thirds to sixteen other poor people of the parish; and the testator further willed that a due account should be taken of the receipts and payments concerning the premises.

The premises thus devised are at present occupied by Mrs. Thomson, under a repairing lease granted to her late husband, Thomas Thomson, for a term of ninety-nine years, at the annual rent of £14. It appears, from the vestry minutes, that the premises were for some time publicly advertised before this lease could be effected; and the wardens obtained the best terms for the charity that were then found practicable.

The rent is disposed of in the following payments; namely:—

Insurance of the Building	£1	10	0
Receipt Stamps	0	0	8
Merchant Tailors' Company	2	4	0
Vestry-Clerk of St. Saviour's	0	4	0
Allowance to the Wardens	1	0	0
	<hr/>		
		4	18 8
Residue in Coals	9	1	4
	<hr/>		
	£14	0	0
	<hr/>		

The stock of £50 for the purchase of coals, for the benefit of the poor of St. Saviour's, was

PART IV.

made up, and now remains in the hands of the wardens, at the annual interest of £3, which,

0

with the above-mentioned residue, is included in the general coal expenditure of the parish.

RALPH HANSOME'S CHARITY.

The annual sum of £5 is received from the Ironmongers' Company, as the charity of *Ralph Hansome*, for the use of the general poor, the particulars of which will be seen in the ac-

1607.	Daniel Newman gave £10, for which the wardens			
	allow, annually	£1	0	0
1630.	King Charles I. gave £100, for which they allow	6	0	0
1631.	Richard Wright, „ 20, .....ditto.....	1	0	0
—	Grace Richardson „ 20, }	2	8	0
—	The City of London „ 20, }			

which several allowances, making together the sum of £10 : 8, are carried to the coal account.

SOAMES AND LOVEDAY'S CHARITY.

An annual sum of £1 : 10 is paid by the wardens to the use of the general poor, as the interest of a sum of £30 given by Mrs. *Susan Soames*, in the year 1632; and a further annual sum of £2 : 10 is distributed by them in bread, on St. Thomas's Day, as the interest of a sum of £50 given by Mrs. *Grace Loveday*, for that purpose, in 1689. These respective gifts also appear on benefaction tables in the church.

MRS. NEWCOMEN'S CHARITY.

The particulars of this charity will be more fully detailed hereafter, from which it will appear that twenty poor women of the parish are entitled to be clothed out of the rents of certain premises devised by Mrs. Newcomen. It seems that the benefit has been for some years past extended to twenty-one, the cost of whose clothing, in the year 1820, amounted to the sum of £67 : 11 : 7.

count of the charities vested in that Company.

CHARITIES FOR THE PURCHASE OF COALS.

It appears, from the books of the wardens, that the following gifts were made at different times, for raising a stock of coals to be sold to the poor in winter:—

BARNARD HYDE'S CHARITY.

The parish of St. Saviour is entitled, under the provisions of this charity, to receive, once in every ten years, the sum of £4 : 10, to be distributed among eighteen poor widows or maids of the parish. The last payment was made in the year 1818, which was distributed agreeably to these directions.

The particulars of this gift will be more fully stated in our account of the charities of the parish of St. Dunstan, in the East.

MIDDLETON'S GIFT.

Richard Middleton, by his will, in 1677, directed the sum of £100, which was due to him from the parish of St. Saviour, to be invested to the best advantage, and the profits arising therefrom to be paid, yearly, by the wardens, to six poor widows and six fatherless children of the parish, to be equally shared among them. It does not appear that any purchase was made by the wardens; but they have annually allowed the sum of £6, “the produce of £100, the gift of Mr. Middleton;” which annuity is divided between six poor

widows and six fatherless children of the parish, in equal shares of ten shillings each.

HANNAH SCOTT'S CHARITY.

This was a bequest of a rent-charge of £5, to be distributed, in bread, to the poor, weekly, on every Lord's Day, between the feast of St. Michael the Archangel and Lady-Day. The distribution is made by the wardens, in bread, among the poor of the parish, agreeably to the directions of Mrs. Scott's will.

LITTLEBAKER'S CHARITY.

The particulars of this charity, which consists of an annual sum of £2 : 8, received from the Tallow Chandlers' Company, for the purchase of coals, will be given in the account of the several charities under the management of that Company.

ANONYMOUS CHARITY.

A vestry minute of the 25th November, 1690, records that a bond was that day given to Mr. William Whitehill and Mr. Henry Strode, in consideration of £100 received, to pay £5 per annum to poor housekeepers, between the beginning of December and the end of January for ever, in the hardest seasons. This benefaction corresponds, in date and in annual amount, with a gift which is ascribed on the benefaction table to a gentleman unknown; and in respect of which the wardens annually pay, in the month of January, the sum of 16s. 8d. to each of six poor housekeepers.

POOR DEBTORS' CHARITY.

Dorothy Appelbee, by her will, which has been alluded to in the account of the College of

the Poor, charged her premises in Fishmongers' Alley with the annual payment of £20 to the wardens of St. Saviour's, for the releasing of poor prisoners in debt within the King's Bench, the county prison of Surrey, or the compters prison of Southwark, by such parts as the wardens in their discretion should deem meet.

This rent-charge is paid by Mr. Hook, the owner of the premises charged, and is applied by the wardens to the purposes specified in the will.

A further benefaction, in respect of which the wardens distribute the annual sum of £1 : 18 in bread on Twelfth-day, is also attributed in their accounts to Mrs. Appelbee, but no mention is made of it in her will, nor is there any other trace of such a benefaction having taken place.

JOHN BANKS'S CHARITY.

This parish enjoys the privilege of appointing five poor men and as many women, inhabitants of the Clink liberty, of the age of forty years, or more, to receive the sum of 50s. each, per annum, from the Haberdashers' Company, agreeably to the will of John Banks, the particulars of which have been already mentioned (page 64) in our account of the charities under the management of that Company.

ELIZABETH MATTHEWS'S CHARITY.

Elizabeth Matthews, in 1827, left an annuity charged on certain leasehold property, held of the Bishop of Winchester, in trust, to be laid out in buying bread, to be given to the poor of the parish every Sunday in the year, so long as the said lease could be

renewed, which she gave in consideration of a vault that the parish had given her for her interment, the lease, rents, and profits of the whole estate to be subject to the charge of renewing the same as often as occasion might require.

This annuity has been received, and regularly applied to the purchase of bread for the poor, agreeably to the directions of the testatrix. But the Commissioners were given to understand that the lease expired in March, 1822, and that the Right Rev. Bishop had declined to renew it.

WILLIAM MASON'S CHARITY.

William Mason, by his will, dated 2d October, 1723, gave to the churchwardens of the parish of St. Saviour the sum of £400, to be used and improved as the vestry of that parish should direct, so as the principal might be preserved entire, and the interest distributed in the winter, yearly, to such poor housekeepers within the said parish, and in such manner as the vestry should think fit.

It appears, from a vestry minute, dated the 19th September, 1734, that this legacy of £400 was applied to the discharge of a debt, which had been incurred for building a parish workhouse, and that the wardens, according to a power given to them by the vestry, had charged the poors' rate with the payment of £16 annually for the interest.

Another vestry minute, of the 21st November, in the same year, states a resolution of the vestry, that the interest of the £400 should be distributed in January or February annually, to poor housekeepers of the pa-

rish, not pensioners, at the discretion of the wardens, by 10s. each, and that a distinct account should be kept of the names of the persons to whom the distribution should be made.

This resolution still continues in force, and the sum of £16 is accordingly annually distributed by the wardens, in the month of February, among thirty-two poor housekeepers of the parish, in shares of 10s. each, whose names are recorded in a book provided for the purpose.

WIDOWS' CHARITY.

Jane Gatland, by her will, dated 12th November, 1752, gave, after the decease of certain persons therein mentioned, £600 Bank Stock, to the churchwardens and overseers, in trust, half-yearly, for ever, to pay the interest among five poor decayed widows, in equal parts, who should be resident within the parish of St. Saviour, aged forty-five years, or upwards, and should have been but once married, and have lived in good circumstances, with credit and repute, and by misfortune have come to decay, and should be of the communion of the church of England, and not receive alms or charity from the parish. She further willed that publication should be made in the parish church during the time of divine service, upon the Sabbath day, of the time when the payment and allowance should be to be made, and the names of the persons to whom the same should be given. She also gave, after the decease of certain other persons therein mentioned, £200 East-India Stock, in trust, to allow the interest to two other poor decayed widows, under the like circumstances as the former

legacy. And she further ordered that the £600 Bank Stock and £200 East-India Stock, should never be sold out or removed from the places where the same were invested.

The lives on which these legacies were expectant having respectively determined, the Bank Stock was transferred in 1773, and the India Stock in 1787, into the names of the wardens of the parish, according to the directions of the will. The Bank Stock which, by means of sundry bonuses, and an addition of £25 per cent. made to it, under the Act of the 56th George III. c. 96, has risen to the amount of £819 : 6 : 6, affords annual dividends of £81 : 18 : 4, which are divided among five poor widows of the parish, in equal half-yearly shares of £8 : 3 : 10 each.

The East-India Stock, which still remains at the amount of £200, affords annual dividends of £21, which are divided between two poor widows of the parish, in equal half-yearly shares of £5 : 5 each.

The directions of the will appear to be observed in the choice of the objects of this charity.

BREAD CHARITIES.

John Speary, in 1760, gave £60, the interest thereof for ever, for the use of the poor where his body should be buried, for bread, at Christmas.

It appears from a vestry minute, dated the 14th May, 1779, that *Ephraim Allen* also gave, by his will, to the churchwardens of the parish, the sum of £50, on trust, to invest the same in some of the government stocks, and to apply the dividends, yearly, in the purchase of bread, to be distributed, on

Christmas-day, to such of the poor persons of the parish and in such manner as the wardens, for the time being, should think proper.

The body of *John Speary* having been buried in St. Saviour's church-yard, this parish became entitled to his legacy, which, with *Allen's* £50, was laid out in the purchase of £141 : 7 : 2, Three per Cent. Consols, the dividends of which are distributed in bread, on Christmas-day, among the poor of the parish.

EDWARD SPEAK'S CHARITY.

Edward Speak, by will, in 1766, directed that the residue of his estates, after his debts were paid, should be placed in the public funds, and the interest thence arising to be at the disposal of the wardens, to be by them distributed to four housekeepers, who never received alms of the parish, to whom they should give not more than 40s. nor less than 20s. each, annually; and on failure by the wardens to perform his will, he gave the interest to the churchwardens of St. George's, Southwark, on the same conditions, to be by them disposed of for three years, and afterwards to revert to the officers of St. Saviour's; and should they at any future time further fail, the interest to be again at the disposal of the churchwardens of St. George's, for other three years, and so *toties quoties*.

A suit having been instituted in the court of Chancery, for the purpose of establishing this charity, and a reference made to the master, to take an account of the personal estate of the testator, it was certified, by his report, in 1781, that, after deducting the

OBSERVATIONS.

As we do not find any more charities in the parish of St. Saviour appropriated to the purposes of education and the use of the poor reported by the Commissioners, we shall briefly recapitulate the names and annual income of each, applied to the specific objects which have been mentioned.

STATEMENT of the ANNUAL INCOME of the several CHARITIES in the Parish of ST. SAVIOUR, Southwark.

NAMES.	Average annual income.		
College of the Poor	£643	7	11
Jackson's Almshouses	10	0	0
Young's Almshouse	5	4	0
Spratt's Almshouses	8	0	0
Clarke's Gift	54	0	0
The Free Grammar-School	387	15	1
Collett's Charity	161	13	0
Mrs. Newcomen's Charity	627	17	6
Almshouses, Gravel-lane	12	0	0
Alleyn's Almshouses	unknown		
Carter's Charity	5	0	0
Mrs. Pagett's Gift	2	12	0
Maiden-lane Estate	171	5	4
Sir Thomas Fenner's Charity	44	15	9
Buckland's Charities	79	2	2
Marshall's Charities	19	2	11
Sydenham Estate	81	0	0
Ann Austin's Charity	40	0	0
Alderman Smith's Charity	28	0	0
Mrs. Newcomen's Charity	67	11	7
Hyde's Charity	occasional		
Middleton's Charity	6	0	0
Anonymous Charity	0	16	8
Poor Debtors	20	0	0
Widows' Charity	102	18	4
Speak's Charity	12	7	8
Cole's Charity	41	14	0
Richard Mark's Charity	30	0	0
William Stringer's Charity	20	0	0
Richard Foye's Charity	9	7	2
John Page's Charity	not yet received		
	£2691	1	1

The annual value of the charities not specifically appropriated, but applied to the use of the general poor, is £92 : 13 : 10. The yearly distribution of this sum is, in

Coals	£20	6	4
Bread	8	12	5
Clothing	6	5	5
Money	9	9	10
	£92	13	10

From which it appears that the total annual income from the different charitable funds of this parish, exclusive of the revenue derived from the church or other parish lands, not mentioned by the Commissioners, is £2,783 : 14 : 11. In the management of these funds there does not appear, upon the face of the Report, any very flagrant abuses; the expenditure in

rebuking the college almshouses (page 175) was certainly great, and the long tavern-bill run up at the Crown and Magpie (page 187), and other outgoings at that period, in viewing the timber, &c. appear to have been rather disproportioned to the occasion. Upon the whole, however, the eleemosynary management of the parish appears laudable, and which may be ascribed, probably, to the manner in which the parochial administration is constituted. It has been already remarked that the wardens, in whom the management of the charities is chiefly vested, are chosen by the parishioners, who are, of course, careful to place in that office only such as are distinguished by their wisdom and prudential habits, by which the parish is exempt from those abuses which are apt to accumulate under the perpetuated sway of self-constituted authorities.

Some irregularities may possibly have eluded the vigilance of the Commissioners. The advantages which would otherwise result from public inquiries are often lost by the researches of the individuals appointed to make them being limited to an examination of persons, who, themselves, constitute the chief abuses they are appointed to investigate. We have an instance of this in the results of the Chancery commission. After perusing the voluminous documents on that subject, one is almost at a loss to say, notwithstanding the experience every day affords, where the chief defects lie, or how a remedy can be devised. But this difficulty disappears when one reflects on whose testimony the Report was concocted. The chief persons examined were the King's council, and others whose monopoly and management of equity business form the greatest abuse the court contains. Men always feel excused from disclosing that which may prejudice themselves, and it excites no surprise that the learned gentlemen alluded to, even had they been much less adepts in the arts of evasion, suppression, and mystification than they may be reasonably supposed to be, would have been able to withhold those disclosures which would have palpably shown that their own practice forms the great obstacle to a prompt administration of justice in the Court of Chancery.

In the Report of the charities of the Mercers' Company, the disgraceful abuse of the Gresham Lectures appears to have been entirely passed over. We have not the slightest doubt a very plausible statement was made to the Commissioners. Mr. Lane and the wardens of the Company might truly enough say that the gentlemen appointed to the office of lecturers were clergymen of eminence belonging to the establishment, that they had all attained college degrees, that the lectures were duly advertized beforehand, —so that it was impossible any complaint could exist either as to the ability of the professors, or the general publicity that such lectures were delivered. All this may be strictly correct; but still, had any person been interrogated who was desirous of deposing to the real practical management of the matter, he might have put a very different face upon it, and shown that the lectures were a mere farce—that no one, for very sufficient reasons attended to hear them, and that an income of £700 a year (a revenue ample enough to endow an university) was as completely lost to the noble purposes sought to be accomplished by the founder, as if it were annually thrown into the Thames.

Again, in the Report of the Bristol Grammar-School, some of the most crying abuses appear to have escaped notice. If the Commissioners had examined some of the burgesses, as well as the head-master and trustees, they would have received new lights, as we have since done, on the management of that foundation. They would have found that the Spartan mode of discipline, to which the free-boys were subjected, combined with the unauthorized pecuniary exactions of the master, contributed, as well as the dislike of the inhabitants to mere classical learning, to the decay of the charity.

We repeat, therefore, that abuses may exist in St. Saviour's, although

the Commissioners have been unable to detect them, from limiting the range of their inquiries too much to one description of persons. It would certainly add to the value of their meritorious labours, if, instead of travelling through the country in the silent manner they now do, they would, in addition to the trustees and managers of charitable trusts, also give public notice in the different places when they arrived, that they were ready to receive evidence of any mal-administration from individuals suffering thereby.

PARISH OF ST. OLAVE.

THE FREE GRAMMAR SCHOOL.

This school, erected by the inhabitants of St. Olave's, for the rich as well as the poor, was incorporated, by charter of Queen Elizabeth, dated 27th July, 1571, for the "bringing up and instruction of children and younglings of the parishioners and inhabitants, as well in grammar as in accidence, and other low books, and in writing." It was, also, provided that there should be one schoolmaster and one usher; and that sixteen inhabitants should be constituted governors of the endowments of the school, with power, subject to the approval of the Bishop of Winchester, or, in his absence, of some other honest and learned man, to appoint the master and usher, and to make statutes and ordinances, for the government of the foundation, and the rents and revenues thereof. In case any of the governors should die or remove from the parish, the rest of the governors were to choose his successor from other inhabitants.

By a subsequent charter of King Charles II. it is further provided that the governors, with the consent of the Bishop of Winchester, may appoint one schoolmaster and one or more ushers, for teaching Latin and Greek, and also writing and casting accounts; that the revenues of the school should be applied

to the sustentation of the schoolmaster and ushers, for the maintenance of the school-house and edifices, for defraying the charges of the governors in performing their trust, for the support of two scholars in the University, if any such should be elected out of the school, until they had taken their degree of Bachelor of Arts; such scholars to be chosen by the governors and allowed such maintenance as the governors should deem necessary. The revenues were also to be applied to placing the scholars out apprentice, and for the relief of such poor persons of the parish as the governors might appoint; and, lastly, for erecting and maintaining a workhouse, for the employment of the poor of the parish.

The original endowment of the school consisted of a large field, in Horsleydown, containing about sixteen acres, which was purchased by the parishioners. It is now covered with houses, erected under building leases, many of which have fallen in, and the houses have been re-let, by advertisement, at improved rents, for terms, in some early instances of thirty, but, lately, uniformly of twenty-one years.

In 1572, *John Lamb*, one of the governors, conveyed certain premises in Seacoal-lane, in St.

Sepulchre's parish, for the use of the school. This property consists of two houses, in what is now called Fleet-lane. And, in 1612, *Thomas Shelton* conveyed a house, in Tooley-street, for the same purpose. This constitutes the whole of the real property belonging to the school.

In 1818, the rental from the school estate amounted to £1610 : 18 : 8. In addition to this, the charity is possessed of funded property, producing a yearly dividend of £53 : 8 : 2, making the total income of the school, in 1818, amount to £1664 : 6 : 10.

There is another fund arising from fines paid by the tenants, for licenses to underlet; these fines, which are assessed at half a year's rent, have, for several years, been invested in the Three per Cent. Consols, and form an accumulating fund for rebuilding the school-house, which is very old. This fund amounts, now, to £1058 : 5 : 10 stock. The dividends being re-invested, do not come into the annual accounts.

The school consists of 250 boys, all taken from the two parishes of St. Olave and St. John, into which the old parish is now divided. They are limited to that number, because the school-rooms will not conveniently accommodate more. They are divided into three schools, superintended by seven masters, namely, the Latin (or grammar) school, in which there are two masters, who are clergymen, and sixty scholars, who receive a classical education; the writing school, in which there are, also, two masters, and forty scholars; and the English (or reading)

school, in which there are three masters, and which contains all the rest of the scholars. The boys are first admitted to the reading-school, and ascend from that to the Latin school, if the parents wish it; all in the Latin school, and many in the reading-school, are also admitted into the writing-school, where arithmetic is also taught.

Two of the governors are appointed as occasional visitors to inspect the School; and on the 17th of November, the anniversary of Queen Elizabeth's accession, there is a public visitation and examination of the children, by two clergymen appointed for the purpose, on which occasion speeches are delivered by the scholars in Latin, Greek, and English.

The salaries of the masters are at present as follow: head master, £140; second classical master, £120; head writing master, £120; and £30 for finding books; second writing master, £90; head English master, £105; second English master, £80; third English master, £70. These salaries received some increase in the year 1816. The head master and the head writing master have houses, rent and tax free, but receive no other emoluments. The children are provided with books by the governors, and are at no expense whatever.

The whole expenditure upon the school, amounted, in 1815, to £973 : 12 : 9; in 1816, to £1038 : 13 : 8; and, in 1817, to £1075 : 18 : 3.

The remaining income is applied to the annual payment of £40 to a subscription school, for girls, in the parish of St. Olave, and £30 to a similar school, in

the parish of St. John, in distributions of money and bread to the poor, in apprentice fees, and some miscellaneous charges; among which is an allowance of *£100 a year out of the school fund, towards the DINNERS of the governors, at their quarterly meetings.* The whole cost of these dinners (at two of which, on the anniversary-day and on the election-day of the officers and masters, in the month of March, fifty or sixty persons are officially present) greatly exceeds the sum; but the excess is defrayed by the wardens.

However commendable or allowable, in a general view, these several last-mentioned items of expenditure may appear, it may be doubted how far some of them are strictly justified by the terms of the charters.

The method of apprenticing is to pay *£5* with each boy, half at the time of binding, and the other half when he has served three years. The applications for this vary greatly in number. The average, in a series of years, is stated to be about four in the

year; but in the last three years only *£15* has been applied to this object.

The power given by the charter of Charles II. of sending exhibitioners to the University, appears to have been very little called into exercise. About ten years ago, the son of the Rev. Mr. Blenkarne, the present head master, was sent to College with an exhibition of *£80*, and since that another scholar has gone with an exhibition of *£50*, but no other application for the purpose has been made for many years. The school was founded for the children of the rich as well as poor; but the higher classes of inhabitants dislike the mixture of society which their children meet with there, and in general decline to send them. The school, therefore, consists almost entirely of the children of the poorer classes, whose parents are unable to bear the farther expenses attendant on a University education, both during the continuance, and still more after the expiration, of the exhibitions.

OBSERVATIONS.

The plan of this School appears to merit considerable praise, and forms a very good model for reforming the different grammar schools throughout the kingdom. The divisions of the school into three compartments, besides presenting a natural gradation, in the course of tuition, affords to the parishioners the combined advantages of a classical and English school of literature. Nor does it, in our opinion, detract from the merit of this management, that the popular plan adopted has tended to banish the children of the richer sort from the charity; these can have little claim for gratuitous instruction under any system; at all events, it is better the rich should be excluded than the poor, or that neither should be benefited, as is the case in many ancient endowments.

Another striking feature in St. Olave's School is the extreme economy with which it is conducted. Something less than *four pounds* each scholar defray the expenses of masters, books, stationery, and every thing. Blush, ye Reverend Doctors Trollope, Fisher, Goodenough, and Sleath! How is it possible your pompous establishments can be tolerated after the proof here afforded of the much better that might be substituted in their places. On the economical plan of this charity the revenues of St. Paul's School would educate upwards of 1500 boys, instead of the 153, to which it is now absurdly restricted.

It appears after all there is something to spare for QUARTERLY DIN-

REMARKS. One can hardly grudge the governors an indulgence of this kind after remarking the judicious manner the rest of the trust-duties are executed, though there is not a tittle of authority in the charters for the yearly consumption of £100 in this way. It is proverbial that Englishman can do nothing without a dinner. We have little doubt that this saying and the opprobrium of GLUTTONY which attaches to the national character, have chiefly arisen from foreigners observing the periodical feasting which takes place through the country, out of the funds left for pious and charitable uses.

CITY OF LONDON.

The Goldsmiths' Company.

We have before explained the general nature and constitution of the chartered companies of London, and shall, therefore, be brief in our introductory notice of the Goldsmiths' Society, which forms one of the principal companies in the city.

The Goldsmiths were incorporated, in 1392, by Richard II. and their crest and supporters granted in 1571. In 1462, Edward IV. conferred on the Company the privilege of "inspecting, trying, and regulating all gold and silver wares, not only within the city, but, also, in all other parts of the kingdom." This important privilege has been confirmed by many succeeding charters and acts of parliament, and the Company are now assay-masters to all England. All gold and silver plate must have its conformity to the standard fineness certified by the stamp of the Company's arms (a leopard crowned), and a variable mark to denote the year in which it was made, with the initials of the maker's name; to imitate this is felony, and to sell without it a misdemeanour, incurring the forfeiture of the article sold. But this does not extend to jewellers' work, or such highly-chased articles of gold that the Company's marks could not be fixed without injuring the workmanship.

By 12 Geo. II. c. 26, the Company may take for assaying and marking plate as follows:—for gold watch-cases or boxes, 10*d.* each; gold snuff-boxes, 15*d.* each; wrought gold of thirty ounces, or under, 2*s.* 6*d.*; from thirty to fifty ounces, 3*s.* 9*d.* and so in proportion. For every parcel of wrought silver weighing four pounds troy, 5*d.* if above, a diet of ten grains per pound shall be taken. Watch-cases, spurs, buckles, buttons, &c. are charged according to fixed rates each. The same rates are payable to the assayer at York, Exeter, Bristol, Chester, Norwich, and Newcastle-upon-Tyne. But the Company are not allowed to realize a profit by this part of their business; if any overplus arises after deducting the necessary expenses, it is to be applied to the reduction of the rates of assaying.

In order better to understand the exposition of the charities of the Company, it will be necessary to attend to the different classes into which the poor of the Company is divided.

These are distinguished into *Settled Pensioners* and *Unsettled Pensioners*.

The *Settled Pensioners* are one hundred freemen of the Company, of the age of fifty-five years at least, and one hundred and ten widows of freemen, of the age of fifty years at least, who retain their pensions for life. They are subdivided into the following classes, and succeed, as vacancies occur,

ceed to the statement of the property received immediately from himself, as above mentioned.

William Southwood, grantee in trust for Sir M. Bowes, by his will, dated the 23d of October, 1557, gave to the Company all those messuages, lands, and tenements, situate in Scalding-alley, in the parish of St. Mildred, in the Poultry, then of the yearly rent of £16:13:4; and also several rents and quit-rents issuing out of certain tenements in St. Matthew's Alley, in Westcheap, in the parish of St. Matthew, in Friday-street, amounting, in the whole, to the yearly rent of £1:13:2. And he stated that Sir M. Bowes's and his intent was that the Company should for ever employ the rents and profits of all these premises as follows:—

That the wardens should, for ever, provide a learned preacher to make a sermon within the parish church of St. Mary Woolnoth, in Lombard-street, where Sir Martin was a parishioner; that the four wardens, and twelve of the assistants, and the two renters should be present at the said sermon, which should be preached, yearly, upon the day of St. Martin the bishop, in November, or within three days before or after; that the preacher should have, for his pains, 6s. 8d.; each of the wardens present at the sermon, 1s. 4d.; each of the assistants present, 1s.; each of the renters present, and for their pains in providing a dinner for the wardens, assistants, and renters, as after mentioned, 2s.; the clerk of the Company and the beadle, 1s. 4d.; and every almsman of the Company then present, 4d.; and the clerk of the church, for tolling the bell,

8d.; that the renters should, yearly, for ever, provide a dinner on the day of the said sermon, and should bestow on such dinner £3; and that the churchwardens of St. Mary Woolnoth should have, yearly, on the day of the sermon, 9s. for a potation.

That one almsman should be, for ever, kept at Goldsmiths' Hall, to be called Sir Martin Bowes's almsman, and to have, weekly, 1s. 4d.; that such almsman should have, yearly, towards his blue gown, to be provided every third year, according to the old custom, 7s.

That there should be paid, yearly, to the parson and churchwardens of St. Mary Woolnoth, for ever, by quarterly payments, the sum of £2, to be distributed by them, as follows, namely, the churchwardens to provide twelve halfpenny loaves of bread, and every Sunday throughout the year, for ever, distribute the same to twelve poor people, (men or women, or both,) at the font of the church when the service is done in the forenoon, and the odd loaf to be given to the clerk of the parish; and each of the churchwardens to have, for their trouble, 2s. yearly; and he willed that 10s. should be paid, yearly, for ever, towards the reparation of the church of St. Mary Woolnoth, and the ornaments thereof.

And the testator further stated the will of Sir Martin Bowes and himself to be, that the wardens of the Company should, yearly, for ever, pay to the parson and churchwardens of the church of our Lady of Woolwich, in Kent, by quarterly portions in London, £2 to be distributed by them in like manner as the £2 before given to the parson

and churchwardens of St. Mary Woolnoth; and, also, the like sum of £2 to the parson and churchwardens of St. James, of North Cray, in the county of Kent, to be distributed in the like manner; and that the surplus of the rents and profits of the premises should remain to the Company towards the relief and maintenance of their almsmen and poor.

Roger Mundie, another grantee, in trust, for Sir M. Bowes, by his will, dated the 12th of August, 1562, gave to the Company the premises situate in the parish of St. Botolph without, Billingsgate, and, also, twenty-two gardens and a small tenement and garden, all situate in the same parish, and which premises were then of the yearly rent of £13:6:8. After reciting that the ward of Langbourn (in which Sir Martin Bowes then inhabited) was charged for every fifteenth, granted by Act of Parliament to the king, the sum of £20:10, which was a great burthen to the poor within the ward, the will of Sir M. Bowes, and also of the testator, was, that whenever any fifteenth after the decease of Sir M. Bowes should be granted by Act of Parliament, the Company should, with the rents and profits of the said premises, for ever discharge the inhabitants of the ward of Langbourn from the payment of the £20:10 for every fifteenth so granted. And it was declared that, for receiving the rents of the premises, the two renters of the Company should receive 3s. 4d. each, yearly. And that one moiety of the residue of such yearly rents, &c. should be distributed amongst

PART IV.

the poor of the Company, and the other moiety should remain to the wardens and commonalty, towards the maintenance of the house of Goldsmiths' Hall, and the charge of the same.

Some other premises in St. Botolph passed under this will, which will be included in the description we shall now give of the present state of Bowes's property.

Under the devise in the will of Sir Martin Bowes, the Company are now possessed of two houses in Lombard-street, on lease to Sir Richard Carr Glyn and Co. bankers, for seven years, from Lady-day, 1821, at the annual rent of £350, including £42 redeemed land tax, with a covenant at the end of the term to take down the houses and rebuild one house on the site, at a reduced rent of £192:18 per annum, for a term of sixty-one years. The tenants are now [1822] proceeding to take down the houses, without waiting for the expiration of their term, and to build a new banking-house in lieu of them, trusting to the liberality of the Company to reduce the rent at once.

The Company have many houses in St. Botolph beside Billingsgate, acquired under the will of Roger Mundie, which may comprise the tenement given by Sir Martin Bowes's will, but it appears impossible to ascertain which of them this was.

The property acquired by the Company under the will of Southwood, is situated in St. Mildred's Court, in the Poultry, which is supposed to have been formerly called Scalding's Alley, and where they possess seven houses. All

P

of these, except two, (now forming the banking-house of Messrs. Lubbock and Co.) are attributed

to Southwood's devise, and are let as follows:—

No. 5, to Mr. William Storrs Fry, for twenty-one years, from Lady-day, 1805, at a rent of.....	£ 110	0	0
No. 4, to Messrs. Fry and Co. for twenty-one years, from Lady-day, 1815	100	0	0
No. 6, to Mr. John Scott, for ten years, from Lady-day, 1816, on granting which lease a fine was taken of £420	52	10	0
No. 7, to ditto, for twenty-one years, from Lady-day, 1816..	105	0	0
No. , to Joseph Wightman, one house on a building lease, for sixty-one years, from Michaelmas, 1779, at a ground-rent of	7	7	0
	<hr/> £374 17 0 <hr/>		

No quit-rents are now received from any premises in St. Matthew's Alley, Westcheap, nor is there any trace of such having ever been received.

Under Mundie's will, the Company possess thirty-six houses in Primrose-street, Bishopsgate-street, which are supposed to have been built on the several parcels of garden-ground mentioned in his will. They are let as follows, all on leases for twenty-one years, ending at Michaelmas, 1837, except Gibbs's, which was granted to him for forty-one years, ending Christmas, 1860, on his contracting to build a dye-house upon a vacant ground adjoining the messuage, which he has done:—

R. M. Mitchell.....	£24	0	0
Grover and Beckett (with a fine of £300).....	26	0	0
R. L. Cotterell.....	21	0	0
William Basset	20	0	0
R. L. Cotterell.....	45	0	0
Grover and Sandell	22	0	0
Thomas Vigers.....	20	0	0
Waddilove and another .	22	0	0
Thomas Vigers.....	21	0	0
John Clulow	23	0	0
Thomas Vigers.....	23	0	0
Waddilove and another .	22	0	0
Grover and Sandell....	22	0	0
William Evans	23	0	0
Thomas Binnington	33	0	0
James Oughton.....	26	5	0
John Yenlett	20	0	0
Elizabeth Dagley.....	22	0	0
Grover and Sandell	23	6	8
Waddilove and another .	23	6	8
Thomas Vigers	23	6	8
	<hr/> £924 6 0 <hr/>		

TENANTS.	RENTS.		
John Wallinger.....	£ 0	1	0
Joseph Wilkinson.....	5	0	0
D. T. Menck	80	0	0
Alexander Gibbs	70	0	0
James Waddelove	17	0	0
John Ogbun	15	0	0
Carrington Frome	28	0	0
Charles Copley.....	26	0	0
William Kirby	28	0	0
Grover and Beckett....	25	0	0
Thomas Grover.....	15	0	0
John Thurgar	30	0	0
Grover and Sandell	41	0	0
William Moore.....	36	0	0

Wallinger's premises are merely an area, at the edge of the Company's ground. The house let to Menck has been unoccupied, and no rent received since Lady-day, 1820.

The Company have, also, six houses in Bishopsgate-street, which are supposed to correspond with the premises mentioned in the will of Roger Mundie. It is possible that these may also comprise the tenement mentioned

in Sir Martin Bowes's will, as before suggested.

These houses are let as follows:—

	FINE.	RENT.
No. 23, to John Capron, for twenty-one years, from Michaelmas, 1820	£1000	£ 50 0 0
No. 24, to Lewis Williams, from year to year.....	....	100 0 0
No. 25, to John Williams, for twenty-one years, from Michaelmas, 1820	400	45 0 0
No. 26, empty.		
No. 136, to William Haines, for sixty years, from Lady-day, 1807 .....	....	30 12 0
No. 122, to George Heath, for fifty-seven years, from Lady-day, 1810 .....	....	19 5 10
		<hr/> £244 17 10 <hr/>

The annual value of No. 26 is estimated at £175, but the highest offer the Company have received for it is £130, and it remains unoccupied. Haines's and Heath's premises are held on building leases.

The revenues at present arising from the different branches of Sir M. Bowes's charities are brought into one account, the amount of which is as follows:—

Premises in Lombard-street	£350 0 0
Ditto in St. Mildred's Court.....	374 7 0
Ditto in Primrose-street.....	924 6 0
Ditto in Bishopsgate-street	244 17 10
	<hr/> £1893 10 10 <hr/>
Or, taking the premises in Lombard-street at the reduced rent of £192 : 18, which would make a deduction of....	157 2 0
	<hr/>
The total amount will be.....	£1736 8 10 <hr/>

If the annual value of the house, No. 26, in Bishopsgate-street, as estimated, be added, it would raise the total income to £1911 : 2 : 10, independently of the interest on the fines taken on granting some of the leases as above-mentioned, and which fines amount to £2120.

The application of this income is as follows:—

The almshouses at Woolwich were rebuilt by the Company in the year 1771, and are kept in repair by them. They consist of five houses, each containing four apartments, with a small garden, and are inhabited by five widows,

parishioners of Woolwich, above the age of 50. The appointment of trustees has not been kept up; nor are any heirs of Sir M. Bowes now known. The charity has fallen entirely under the management of the Company, by whom the widows are appointed, on the recommendation of the rector of Woolwich. A visitation of the almshouse is had every year, in the month of July, on which occasion a sermon is preached by the rector.

The annual disbursements on account of this branch of the charities, pursuant to the will of Sir M. Bowes, are

To the five almswomen at Woolwich, £10 : 10 each (which includes the original endowment of £1 : 10 : 5.....	£52	10	0
A chaldron of coals to each (about).....	15	0	0
Candles (about)	5	0	0
Donation at the annual visitation	5	0	0
Taxes and water-rate (about).....	5	0	0
At the annual visitation there is also paid :—			
To the rector of Woolwich	1	1	0
Organist.....	0	10	6
Clerk, 5s. sexton, 2s. 6d. beadle, 1s.....	0	8	6
Poor of the parish	0	8	0
Underwardens, for attending.....	0	13	4
	<hr/> £85 11 4 <hr/>		

To which is to be added the repairs of the almshouses. of St. Mary Woolnoth, on St. Martin's day, pursuant to the will of Southwood, at which the Company constantly attend, and to the poor of that parish are,—

To the minister of the parish who preaches.....	£	1	1	0
Organist		0	10	6
Clerk, sexton, and beadle		0	8	6
Company's pensioners attending (1s. to one, 6d. to the rest) last year		0	14	0
To the poor of the parish :—				
Under Bowes's will	£	3	0	0
Under Southwood's, including the churchwardens and clerk		2	9	8
Donation by the Company		10	10	0
		<hr/> 15 19 8 <hr/>		
		<hr/> £18 13 8 <hr/>		

One of the settled pensioners (who receives the shilling on this occasion) is called Sir M. Bowes's almsman, and is always placed on the senior list of pensioners, so as to receive one of the highest pensions, and to have a gown every year.

To the churchwardens of the parish of North Cray, in Kent, is paid, as directed by Southwood's will	£	2	0	0
To which is added, as a donation from the Company		10	10	0
		<hr/> £12 10 0 <hr/>		

There is also charged to this charity, as paid to unsettled women pensioners at Christmas, in sums of 40s. each, £40. It does not appear that the sum of £2 a year, given by Southwood's will to the parson and churchwardens of Woolwich, for bread to the poor and repairs of the church, is, or ever has been, paid; an omission for which the Commissioners can discover no reason. Nor is any advantage now derived under Mundie's will by the inhabitants of the ward of Langbourn, in lieu of the specific mode of relief appointed by him, and which

has become strictly inapplicable by the discontinuance of the mode of taxation there mentioned.

The summary of these different branches of expenditure is as follows:—

Almshouse and visitation at Woolwich.....	£85	11	4
St. Mary Woolnoth.....	18	13	8
North Cray.....	12	10	0
Unsettled pension fund	40	0	0
	<hr/>		
	£156	15	0
	<hr/>		

Thus it appears, that upon the present combined revenue of these charities, taken at £1730 : 8 : 10, there is an annual surplus of £1589 : 13 : 10. Out of this it seems reasonable that the £2 for *bread to the poor of Woolwich*, &c. given by Southwood, should be paid, and that some compensation should be made to the inhabitants of Langbourn-ward, in lieu of the relief from the payment of fifteenths, which they no longer enjoy. The balance which would remain, after defraying these charges, is appropriated, by the different wills, to the repair of the almshouses at Woolwich, that of the tenements given by Southwood, the maintenance of the Company's hall, and the relief of their poor. It is *most probable* that a sum would remain applicable to the last of these objects, which the Commissioners are not apprized of any good reason for not carrying specifically to the poor account.

HILLE'S CHARITY.

John Hille, goldsmith, by his will, dated the 6th of September, 1430, gave to the Company nineteen messuages in the parish of St. Vedast, London, on condition that the wardens should, out of the profits, give to thirteen poor goldsmiths, in the greatest indigence, thirteen black

gowns in those years that the livery customarily have new clothing, viz. on the feast of St. Dunstan, and every three years after, and distribute 52s. annually, in twenty quarters of coals, for ever, on the anniversary of one Drury Barantyn, at the discretion of the said wardens and their successors, amongst the most indigent persons in the parishes of St. John Zachary, St. Mary Steyning, St. Ann, St. Vedast, and St. Michael, Huggin-lane, and the residue of the 52s. except 6s. 8d. which he gave to the wardens for their trouble, were to be distributed annually, on the same anniversary, in the parish of St. John Zachary, among the afore-said poor goldsmiths. He also left three shops, with buildings and gardens, in Wood-street, and one shop in Fleet-street, for the support and comfort of the poor brethren.

The Company are possessed of several houses in Gutter-lane, lying in the parish of St. Vedast; but all of these, except two, derived from another charity, are described in the old rental as the proper lands of the Company, and not as referable to Hille's charity. In fact, the Company have lost all trace of this devise, nor could they assign any satisfactory reason for the absence of all information on the subject,

which, situated as the premises were in various quarters, *seems very extraordinary.*

In respect of the charity, the Company furnish, triennially, thirteen gowns to the same number of pensioners, the cost of which is generally £23. Instead of furnishing coals, they make annual payments to the five parishes mentioned in the will of 8s. each, and to the parish of St. Peter, Westcheap, of 3s. 4d. How this latter payment, for which there is no foundation in the will, originated, could not be discovered, but it has been made for many years.

PATTESLIE'S CHARITY.

Alderman Patteslie, goldsmith, left, by will, in 1450, to the Company, all his lands and tenements, with shops, cellars, sollars, gardens, and other appurtenances, in the parish of St. Mildred, upon condition that they should keep them in good repair, and pay to five poor almsmen of the Company 1s. 2d. each weekly. The Company have no other property in this parish than what they derive under the benefactions of Sir Martin Bowes, before-mentioned. The Commissioners were unable to account for the *disappearance of the premises*

given by Patteslie; £45:10 a year is paid, as belonging to this charity, to five of the settled pensioners, being £9:2 a-piece.

WALTON'S CHARITY.

William Walton, citizen and goldsmith, left, in 1458, to the Company, all his lands and tenements in Wood-street and Gorderon-lane, in the parish of St. Peter, Westcheap, and also two messuages on the north side of Fenchurch-street, upon the following conditions; namely, to pay 6s. 8d. yearly for an obit in the church of St. Peter, Westcheap, on the 16th of September, and to give 3s. 4d. among the poor of the parish of St. Peter; to give to four poor goldsmiths (to be named by the wardens) the weekly sum of 1s. 2d. each, and to each of them yearly four yards of red woollen cloth, of the price of 2s. per yard; the wardens to have 6s. 8d. yearly for their pains, and out of the rents and profits to keep the premises in good repair, and to apply the residue towards the support of poor goldsmiths.

In respect of the property under the devise, the Company have now six houses in Wood-street and three in Shovel-alley, which are let as follow:—

Two houses, being Nos. 4 and 5, held, by Messrs. Reynolds, on building leases, at a rent of	£23	0	0
One house, No. 6, let to John Ingleby, for twenty-one years, from 1804, at a rent of	90	0	0
One house, No. 118, let to Messrs. Fox and Noble, for twenty-one years, from 1804, at a rent of	86	0	0
One house, No. 119, with some ground in Shovel-alley, on which the tenants have built a warehouse, let to Messrs. Ward, Brettel, and Ward, for thirty-one years, from Michaelmas, 1817, at a rent of	160	0	0
One house, No. 120, let to Thomas Orchart, for seven years, from Lady-day, 1816, at a rent of	60	0	0
The three houses in Shovel-alley are let to Green Wilkinson, Esq. at a rent of	52	0	0
<hr/>			
Total Rents	£451	0	0
<hr/>			

The Company are also possessed of a house in Fenchurch-street, formerly two, now in the occupation of Mr. Hoggart, saddler, for twenty-one years, from Michaelmas, 1809, at the yearly rent of £26, which makes the total income of this charity estate, so far as it can be ascertained, £477. This, as all the rest of the property of the Company, is let under the direction of their surveyor.

The sum of £62 : 16 a-year is charged to the account of this estate in the settled pension fund; thirty-two gowns are given away among the settled pensioners; six annually to the almsmen at Hackney, and twenty-six every third year to the twenty-six almsmen, forming the second class; in which distribution Walton's gift of woollen cloth is considered to be accounted for.

OLIVER DAVY'S CHARITY.

Oliver Davy, by will, in 1474, left to the Company all his lands and tenements in London, to the use of his wife for life, and afterwards of his daughter and the heirs of her body; and, if she died without leaving such heirs, then the same to remain to the wardens and fellowship of the craft of Goldsmiths for ever, upon condition that they should keep them in repair, and out of the rents and profits pay weekly, for ever, to two poor men of the fellowship, 2s. 4d. such men, being once admitted to the said alms, to continue for life, if they should be of good behaviour; and the remainder of the rents he willed should turn to the common weal and use of the fellowship.

The Company are now *unable to ascertain what property they*

derived under this will, but it is presumed they did derive some, as they comply with the required condition. For many years £36 : 8 has been added to the settled pension-fund, on account of this charity and of the benefaction of Gaius Newman, hereafter mentioned, being at the rate of £9 : 2 each for four pensioners.

GRAMMAR SCHOOL AT STOCK-PORT, IN CHESHIRE.

Sir *Edmund Shaa*, by his will, dated 20th March, 1487, directed his executors to purchase, and convey to the Goldsmiths' Company, sufficient property, whereout they might pay an annual quit-rent of £17, to support, for ever, the salary of a priest, "cunning in grammar," and able to teach it, in the parish of Stopford, in the county of Chester, £10; and he wished that the Stopford priest should keep a grammar school in the town of Stopford, and freely, without any wages or salary, teach all manner of persons, children and others, that would come to him to learn, as well of the town of Stopford as of other towns thereabouts, the sentences of grammar to the best of his ability. And he further willed that the Company should have the nomination of the priest, and the removing him for reasonable cause. The remaining £7 he directed to be applied to certain superstitious uses.

In execution of the trusts of this will, a conveyance was made to the Company of premises in Bow-lane, Watling-street, Foster-lane, and Shovel-alley, the exact situations of which *cannot now be identified*. The Company are possessed of four houses in Bow-lane, numbered 10 to 43,

Poor of the Parish.....	1	0	0
Parish Charity Children attending, 6d. each (last year)	1	7	6
Wardens	0	13	4
	<hr/>		
	£5	11	4
	<hr/>		

BARRETT'S, *alias* READ'S CHARITY.

In 1511, *John Barrett* gave to the Company three messuages, four shops, and one garden, in Westcheap, in the parish of St. Foster, which had been conveyed to him by the nephew and heir of Sir Bartholomew Read, deceased, to the intent that out of the revenues they should, yearly, distribute £10 as follows: namely, to lay out £5 in buying as many quarters of coals as they could get for the money, and to distribute them on the anniversary of Sir Bartholomew Read, amongst poor people inhabiting the following parishes:

		QUARTERS
St. John Zachary.....	4	
St. Mary Steyning.....	1	
St. Ann's.....	1	
St. Michael, Huggin-lane..	1	
St. Peter, in Westcheap ..	1	
St. Foster.....	5	
St. Leonard.....		
	<hr/>	
		10
	<hr/>	

And if the £5 would not tend to buy so many, then wardens were to buy as many as they could get, and of them to distribute, to the poor of St. John Zachary, twenty quarters, and the poor of St. Foster, twenty quarters, and the residue to the poor of the other parishes at their discretion.

And he directed the wardens to pay to each of two poor widows of goldsmiths, 7d. weekly for life, forfeitable by marriage or bad conduct.....	£3	0	8
And to the churchwardens of St. John Zachary, for certain superstitious purposes	3	6	4
And to twelve almsmen of the Company, 1s. each	0	12	0
And to the beadle of the Company	0	1	0
And to the renter wardens of the Company.....	0	10	0

It was stated to the Commissioners that it is impossible now to ascertain what property, if any, was acquired by the Company under this devise. In a very old rent roll is found the name of Dame *Elizabeth Read*, as the donor of two tenements and two shops in Cheapside. These have been supposed to belong to this charity, which is usually called Dame Elizabeth Read's charity; but it does not appear on what authority this supposition rests. The Company at present possess several houses

on the south side of Cheapside in the parish of St. Foster, they are unable to identify any particular premises as answering to this devise.

No coals are now distributed pursuant to the directions of *Barrett's will*, but certain money payments are made in respect of this charity to the following parishes:

		PER ANNUM
St. Vedast, Foster-lane	£0	10
St. John Zachary	1	5
St. Leonard, Foster-lane	0	2
St. Mary Steyning....	0	7

St. Peter Westcheap ..	0	7	6
St. Ann and Agnes	0	7	6
St. Michael, Huggin-			
lree	0	5	0
	<hr/>		
	£3	5	0
	<hr/>		

These payments have been made as far back as any trace can be found of them in the books of the Company. No reason is assigned why no larger sum is paid as a compensation for the coals, to the distribution of which £5 was appropriated by the donor, nor does it appear why so great a difference is made in the payments to the parishes of St. John Zachary and St. Vedast, Foster-lane, who were evidently intended by the donor to be equally benefitted, in preference to the other parishes.

The other prescribed payments to the poor widows, the almsmen, and the Company's officers are not now made.

As the payments actually made amount to an admission that the Company received property under this devise, and as they have now considerable possessions, which, from their situation, appear likely to comprise such property, though it cannot be positively identified, there does not appear to us to be a *perfectly satisfactory ground* for the Company's not complying somewhat

more fully with the requisitions of the will.

HARDING-STREET PROPERTY.

Agas Hardinge, widow, by her will, dated 22d January, 1513, directed that all the lands, tenements, rents, and gardens which she had within the city and suburbs of London, to be amortized and devised after the custom of the city of London, unto the Company, to the intent that they should yearly pay weekly, for ever, to two poor widows of goldsmiths, 8d. each.

The property acquired by the Company under this devise is situated partly in Shoe-lane, and partly between Shoe-lane and Fetter-lane. It comprises East Harding-street and New-street.

The annual sum of £504 is applied to the settled pension lists, as arising from this estate, and is considered to provide for the pensions of forty-eight poor men and three poor widows, being equal to £10 a-piece to the men, and £8 to the women.

The Commissioners did not consider it *necessary to inquire minutely into the value of this property*, as the whole of the payment thus made from it beyond the charge made by the testatrix of £3 : 9 : 4 must be considered as voluntary on the part of the Company.

OBSERVATIONS.

There is something unsatisfactory in the Report on the Goldsmiths' Company, and which appears to have arisen from a reluctance on the part of the Commissioners to explore too narrowly the charitable funds of the society. It appeared very desirable to ascertain the present value of the Hardinge estate, the whole was left in trust for charitable uses, and it is not sufficient that the Company appropriates a certain arbitrary sum out of the produce to their general poor when the whole was devised for a specific object. There seems no reason for showing much indulgence to the Company. The statements made by the Haberdashers' and Mercers' Companies, in many points, were confused, and defective enough, but the account they rendered of their stewardship to the Commissioners was certainly less objectionable than that of the Goldsmiths. Whole estates left for charitable uses have disappeared, in a

very mysterious way, from the rent-roll of the latter fraternity; they can give no account where the property is now situated, nor how it was lost or alienated. They have, however, the will and deeds which attest that it was once conveyed to them in trust, and, therefore, we cannot imagine how they can evade the responsibility that was thus imposed upon them, nor the plea that can urge for the loss of the specific securities on which the several charitable donations were charged and secured. The landed charities of Hill of Patteslie, of Shaa, and Davy, are all in this predicament; the Company is unable to identify the estates of these benefactors, though they were evidently considerable, and situated in the most populous part of London. Instead of acting as trustees, they appear to have acted as owners of the trust property, and to have sold, alienated, or consolidated it, as best suited the purpose, allotting some paltry money payment in satisfaction of the trust, while the rest of the proceeds have been quietly engulphed in the "general funds" of the Company.

LUDGATE-HILL AND FLEET-STREET ESTATE.

Thomas Atte Hay, goldsmith, by his will, dated the 6th of April, 1405, gave to the Company, his tenements, shops, and half the alley adjacent, in Bowyer-row, in the parish of St. Martin, Ludgate, and also his tenement, with the buildings and appurtenances, in the parish of St. Dunstan, in Fleet-street, then called the Horn-on-the-Hoop, in trust, for the better support of the decayed members of the Company.

The name of Bowyer-row is now unknown, but it is understood to have been what is now called Ludgate-hill. The company have two houses on Ludgate-hill, and two in Cock-alley, leading from Ludgate-hill to Apothecaries' Hall, which are supposed to answer to the premises in Bowyer-row, given by Thomas Atte Hay.

The coffee-house to Abraham Morley, for twenty-one years, from Michaelmas, 1805, at the rent of. . . £210 0 0
The other two houses to John Lloyd, for the like term, at the rent of. 160 0 0

Which, with the Ludgate-hill rents, viz. 370 0 0
390 10 0

Make the whole income of the charity £760 10 0

An annual sum of £27:6 is which is entered in the Company's books as being on account paid to the settled pension fund,

These houses are held by the persons, and at the rents following:—

Jonathan Stirtevant ..	£210	0
Mrs. Williams	170	0
Joshua Gadd	5	5
Thomas Cross	5	5
	<u>£390</u>	<u>10</u>

The Company have four houses on the north side of Fleet-street viz. two, one of which was formerly the Horn tavern, now constituting Anderton's coffee-house, and two others adjoining to the coffee-house, on the west side. These are supposed to comprise the premises in Fleet-street, but they are not otherwise identified than by their locality, nor can it be ascertained whether the whole or only part of them were the devise of *Atte Hay*.

These houses are let as follows, and, apparently, at their full value:—

of the charities of Thomas Atte Hay, Robert Butler, and William Walker. The charity of William Walker, amounting to £3 : 9 : 4 per annum, will be noticed hereafter. Of that of Robert Butler no further information can be obtained.

It does not appear wherefore, in the arrangement of their charitable funds, the Company have carried so small a portion of the revenues of this charity to the account of the settled pensions.

FOX'S CHARITY.

In 1597, John Fox left to the Company, after the death of his wife, his shop, situate in New Fish-street, being of the yearly value of £6; and also gave to them the sum of £150, to the intent that they should purchase lands and tenements of the yearly value of £8, £9, or more, and should pay to a learned and godly schoolmaster, from time to time, to be appointed by the wardens of the Company, to teach poor men's children in the free grammar-school within the parish of Deane, in the county of Cumberland, yearly, for ever, the sum of £10; and should likewise allow unto a freeman of the Company, who should be appointed an almsman, 16*d*. weekly, and all such other gifts, rewards, and allowances whatsoever, as any other almsmen of the Company receive.

The premises devised under this will, form one half of a shop, with a vault, on Fish-street-hill, the whole of which shop is built over by a dwelling-house. The whole is in the occupation of George Pochin, who pays to the Company a rent of £8 a-year, as yearly tenant, for the portion of the building belonging to them:

the Company have been unable to obtain any higher rent for this property, as its peculiar situation renders it of no value except to the occupier of the rest of the shop.

It seems impossible now to ascertain what lands, or whether any were purchased with the legacy of £150.

Ten pounds are annually paid to the master of the free-school at Deane, and £9 : 2 a-year is added to the settled pension-fund, as the allowance of one almsman in respect of this charity.

APPRENTICE CHARITY.

This was a devise to the Company, in 1603, by *Philip Strelley*, of an annual rent-charge of £55, issuing out of the manor of Ulkerthorpe, or Ogarthorpe, in the county of Derby, the testator covenanting that certain persons mentioned by him, and their heirs, should be entitled to the lease of the property, subject to the said annuity, or in default of such, the whole rents and profits, on the same terms, should devolve to the Company. The number of trustees was to be thirteen, consisting of the wardens, renters, assistants, and freemen of the Company; and when the number was reduced to six, the complement was to be made up by a new conveyance to six others.

With respect to the appropriation of the £55, the testator directed, *first*, that £20 per annum be yearly applied towards the placing of poor men's sons born within the manor, if any such should be, or in default of such, then poor men's sons born in the counties of Derby and Nottingham, or in the town of Nottingham and the city of Worcester, to be apprentices to some

honest trade for the term of seven years at the least; for the placing of each, the sum of £10, to be delivered to the masters of such apprentices, or their friends, upon sufficient security to be given to the wardens, to repay the same at the expiration of the term of his apprenticeship; and the sum so repaid he desired might be bestowed upon such of the sons as should serve out their apprenticeship, to make them a stock to begin trade with; of which poor men's sons, his desire was, that those born within the manor of Ogarthorpe, in the county of Derby, of the age of sixteen years or above, the sons of tenants of his lands in the county of Derby, which should make suit for the same, and for lack of such, then such poor men's sons as should be of his name and kindred, and should make suit for the same, should be preferred.

Secondly, £10 per annum to be employed towards the maintenance, in the universities of Cambridge and Oxford, of two such poor scholars as should be poor men's sons, born within the counties of Derby and Nottingham, and town of Nottingham, and city of Worcester, or any of them; and for lack of such, then towards the maintenance of such poor scholars as should be the sons of poor men of the Company of Goldsmiths; and for lack of them, then of such other poor scholars at the universities, as the Company should think meet; with a like preference to the sons of his tenants born within the manor of Ogarthorpe, and of others of his name and kindred, as in the case of the apprentices.

Thirdly, £10 per annum, he willed should be employed to-

wards the relief of poor soldiers.

Fourthly, 40s. per annum towards the relief of poor inhabiting in the parish John Zachary.

Fifthly, £8 per annum towards the relief of such workmen as should be free Company, or of the most of them, whereof need should appear.

And £5 per annum, (the due of the rent,) he prayed the wardens, renters, and goldsmiths and others, to accept for their pains in the premises, and to the clerk of the mystery his pains in keeping the accounts, &c.

Trustees of this proper estate constantly kept up, consisting of members of the Court of Aldermen, and tenants, and leases of the premises have been regularly granted according to the terms prescribed by the will, till about seven years ago, when the last lease expired. Since that time, no fresh lease has been granted; but the son entitled to such lease, the limitations contained in the will, has taken possession of the estate, subject to the charge of £55 per annum, which has been regularly paid, (with the exception of the last three years, during which it has been in arrears), and applied according to the directions of the donor, with some slight variations.

The apprentices are selected strictly according to the order of preference prescribed in the will, but the £10 is not now paid by the master on the binding, but by the apprentice himself on completing his apprenticeship, as a stock to begin trade with. The parents bind the boys, and make application for the b-

at the termination of the apprenticeship; and it is granted on their producing certificates of their good conduct from the master and the minister of the parish.

Applications are never wanting for these payments, which are annually made in the month of June. The two exhibitions are also regularly paid to two scholars, one at each university, and continued for seven years, provided they reside so long. In the appointment of these exhibitioners, the order of preference directed by the donor is adhered to.

The £10 given to poor maimed soldiers is paid generally to ten pensioners of Chelsea-Hospital. Forty shillings are paid to the churchwardens of St. John Zachary. The £8 given to poor working goldsmiths is carried to the unsettled pension-fund, and £5 is paid to the trustees and the clerk.

CHENEY'S CHARITY.

Richard Cheney, by his will, dated the 29th June, 1625, gave to the parson and churchwardens of the parish of St. Mary Woolnoth, and to their successors, for ever, a parcel of marsh ground, at West Ham, in Essex, therein mentioned, and charged the same with £4, to be paid to four poor men of the Company, which have been housekeepers in Lombard-street, or otherwise, by 5s. a-piece, at the discretion of the wardens.

An account of the property given by this will will be subsequently given under the head of Charities in the parish of St. Mary Woolnoth.

The £4 is regularly received from the churchwardens of that

parish, and carried to the unsettled pension-fund, and given to four poor goldsmiths, at the Christmas distribution.

SIR HUGH MIDDLETON'S CHARITY.

Sir Hugh Middleton, by his will, dated the 21st of November, 1631, gave, after the death of his wife, to the Company, for ever, one part or share in the New River and water-works brought from Chadwell and Amwell, in the county of Hertford, to the city of London, upon trust, that the profits of the same should be by them distributed every half-year, in weekly portions of 12d. a-piece to the poor of the Company, by the discretion of the wardens and assistants of the Company, and especially to such poor men of his name, kindred, or countrymen, as should be free of the Company.

The annual receipt from this New River share has varied very considerably. Formerly it has amounted to £314. For the last two or three years it has averaged from £170 to £190, and is now increasing. The whole of the receipt is divided in February and October, 26s. a-piece being given at each division, to the settled pensioners in the three first classes, amounting to fifty-two in number, and the remainder distributed among the unsettled pensioners in similar sums, as far as it will go.

JENNER'S CHARITY.

Robert Jenner, a citizen and goldsmith of London, in 1648, conveyed to the Company a messuage and a yard, situate in Foster-lane, in the parish of St. Leonard, in Foster-lane, upon

trust, to pay yearly, for ever, at Goldsmiths' Hall, London, the sum of £43 : 10, in manner following:—

To fifteen poor goldsmiths (freemen of the Company), 20s. to each, to be distributed the 21st December, or at the next wardens' court after; the said fifteen goldsmiths to be yearly appointed by the court of assistants; and such poor men to enjoy the same gift in such manner as should be appointed by the last will of the benefactor.

To the treasurer and governors of St. Bartholomew's Hospital, for the relief of the poor there, £15 yearly, for ever.

To the poor of the parish of St. John Zachary, London, £5, to be paid half-yearly, for ever, to be distributed in such manner as in his will should be appointed.

To the churchwardens and collectors for the poor of the parish of St. Leonard, the like sum of £5, to be paid in like manner.

To the four wardens, yearly, 13s. 4d. each; to the clerk of the Company 10s.; and to the beadle 6s. 8d.

Mr. Jenner, by his will, in 1651, after reciting the deed of settlement, directed that the sums of £5, respectively bequeathed to the poor of each of the parishes of St. John Zachary and St. Leonard, Foster-lane, should be laid out by the respective ministers, overseers, and other officers, in buying of bread, to be given every Lord's day; two dozen of penny wheat bread, amongst such poor of the several parishes as should repair to their parish-churches at the usual times of worship, and to none else, unless sickness or other bodily infirmity occasion their absence.

And he further directed, re-

specting the fifteen poor Company, to whom he has 20s. each, that every such person as should at any time receive the gift, should be able to receive it again for years next after, that so might be extended to the poor members of the pany.

The house conveyed, as is situate in Foster-lane, and lately in the occupation of Hennell, at a rent of £14 has been vacant since the year 1818, and is so old, and dilapidated a state, that in all probability be pulled down. The Company, however, continue to pay the charities, as directed.

FETTER-LANE ESTATE

In 1652, *John Ash*, goldsmith, conveyed in trust, to the Company, six messuages and a house situate between Shoe-lane and Fetter-lane, in the parish of St. Bride, conditioning that, the rents and profits, the Company should receive and that the mayor and men of the town of Derby should receive £20 yearly, to be paid out of the residue of the residue, the Company to receive £29, upon which to pay such eight poor goldsmiths, free of the Company, as the Court of Assistants should appoint, 10s. each, provided none should receive the do. twice within four years, and the most needy and destitute should be preferred; also, £10 w be yearly appropriated to the prenticing two boys, sons of men of the Company, to free of London; and of the residue of the £29, the wardens w retain to their own use 10s.

and pay to the clerk of the Company 13s. 4d.; to the beadle 6s. 8d.; and the remainder, if any, be applied to such useful purposes as the Court of Assistants should from time to time direct.

The Company are in possession of extensive property, lying between Shoe-lane and Fetter-lane, derived in part from charitable bequests, and in part from other sources; but they possess no means of ascertaining what particular portions of this property are applicable to any particular charities, except in some few instances. It is quite uncertain upon what spot Ash's houses are situated, except that it appears, from an ancient rental, that they were in New-street. The general rental of their property in that street is far more than sufficient to cover all the charities charged upon it by Ash's conveyance.

There is paid in respect of this charity £20 per annum to the Corporation of Derby. The application of this will be inquired into in examining the charities at that place.

Eight pounds a-year is charged to this estate in the settled pension account.

The £10 a-year given for apprenticing is added to another annual sum of £10, given by John Smith; and two apprentices, sons of freemen of the Company, are annually put out from this joint fund, with premiums of £10 each. There is no want of applications for this bounty.

Three pounds are divided yearly among the wardens, clerk, and beadle, in the proportions directed.

PART IV.

ALMSHOUSES AND ESTATE AT ACTON.

In 1656, *John Perryn, Esq.* formerly of East Acton, in Middlesex, left all his lands, farms, messuages, and tenements, in Acton, in trust, to the Company, for various charitable purposes, which he specified.

He gave £26 a-year to maintain a weekly lecture for ever, to be preached in the parish-church of Bromyard, in the county of Hereford, (where he was born,) upon Munday in every week, being the market-day there, in the forenoon, by six or eight learned divines, that should be beneficed there, and in the neighbourhood, at the discretion of the churchwardens and twelve of the principal parishioners, who should preach successively, and receive 10s. for every sermon. He gave to the clerk of the parish of Bromyard 20s. a-year. To the free grammar school of Bromyard he gave £20 a-year, to be paid unto the master of the school for his better encouragement to be careful in the education of the youth, and the master to be approved of by the wardens and assistants of the Company.

To the poor of Bromyard he gave £5 a-year, to be distributed, quarterly, amongst the poorest of that parish, at the discretion of the churchwardens and overseers.

To the poor of the Company, he gave £20 a-year, to be distributed by the wardens and assistants, as follows;—that is to say, to maintain two almsmen, working goldsmiths, with such gowns and pensions as they usually allow their almsmen, and the overplus of the £20 a-year

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to be distributed amongst poor decayed workmen, or the widows of poor workmen, free of the Company, by 5s. a-piece, quarterly, as far as it would go.

To Christ's Hospital, in London, he gave £5 a-year toward the maintenance of the poor children there; and also an exhibition of £5 a-year toward the maintenance of one scholar that should be bred up a Bluecoat in Christ's Hospital, and sent to one of the Universities, either Oxford or Cambridge.

To the poor of the parish of St. Vedast, London, he gave £5 a-year, to be distributed every Lord's day amongst twelve poor people of that parish, in one dozen of two-penny bread, at the discretion of the churchwardens and overseers.

To the poor of the parish of East Acton £10 a-year, to be distributed, quarterly, amongst them, at the discretion of the churchwardens and overseers.

To the poor of the parish of St. Sepulchre Without Newgate, London, £5 a-year, to be distributed in like manner.

Mr. Perryn further willed that all the remainder of the rents and profits of the premises at Acton should be, by the wardens of

the Company, and six of the most discreet men of the Company, with the consent of the tenants, distributed to charitable uses, some part to poor men of that Company, and for exhibitions towards the maintenance of scholars in the University, and such other charitable uses as they should approve.

He also directed that the warden and assistants should, in every seven years, meet at their common-hall in London, to see that his estates so bequeathed were administered according to his will, and that at such meeting they should visit the parish-church of St. Vedast in Foster-lane, and there deliver a sermon by some orthodox divine, by their appointment, then turn to the hall, and dine together, and then distribute to the poor of the parish of St. Vedast the sum of £3, the charge of which sermon, dinner, and contribution to the warden, should be allowed out of his estates.

Under this will, the Company acquired an estate at Acton, Middlesex, consisting of farms, and some detached houses and parcels of land; viz.

One farm, containing about 159 acres, let to Thomas Church, for twenty-one years, in 1808	£480
The rent reserved by the lease was £658:17:6; but it was reduced, at Michaelmas, 1815, to £548:7; and, in the present year, (1822,) to £480, partly in consequence of the pressure of the times, and partly in consequence of some barns on the premises having been pulled down.	
Another farm, containing about forty-two acres, let to Thomas Essex, for terms commencing at different periods, all of which expire in 1840, at the rent of	350
A house and land, (containing about twenty acres,) called the Mansion-House, held by Charles Gray Graves, under a lease for twenty-one years, from 1809; at the rent of	160
A small parcel of land, let as a garden to Richard Carruthers Corne, as tenant-at-will, at the rent of	6
About half an acre of land, let on a building-lease to James Heath, for sixty-one years, from Lady-day 1817, at the rent of	21

Land and garden, containing about 4 a. 3 r. 28 p. held by the said James Heath, as tenant, from year to year, at the annual rent of	40	12	0
	<hr/>		
	£1,057	18	0
	<hr/>		

The whole amount of the rents of this estate is thus annually previously to 1809 was only disposed of:—
£180 per annum. The income

The sum of £52 is paid to the parish of Bromyard, in Herefordshire, on the receipt of the churchwardens and overseers. The distribution of the money is left to them, but their receipt distinguishes its appropriation in the different sums directed by the donor. The Company do not exercise any interference in the appointment of the schoolmaster	52	0	0
To the churchwardens of the parish of St. Vedast is paid	5	0	0
To the churchwardens of the parish of Acton	10	0	0
To the churchwardens of the parish of St. Sepulchre.....	5	0	0
The twenty-six almsmen, forming the second class of the Company's pensioners, receive among them from this estate	13	1	4
The Commissioners cannot discover the origin of this payment, but it has been charged to this estate ever since the year 1732.			
Two of the settled pensioners receive between them.....	18	4	0
There is charged to this estate, for ninety almswomen of the settled pensioners, at the rate of £8 a-piece.....	720	0	0
And forty of the unsettled pensioners, freemen and widows, receive 40s. a-piece	80	0	0
Once in seven years the Company attend a sermon at St. Vedast's church, and distribute to the clergyman and poor of the parish about £8 or £9; annually about	1	5	0
	<hr/>		
	£904	10	4
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The two annuities of £5 each, payable to Christ's Hospital, were purchased by the Company, in the year 1811, for £242, under the provisions of the Land-Tax Redemption-Act.

No exhibitions at the universities have been established under the residuary clause in this will. They have not been applied for till within these few years; and such applications as have lately been made on this score have not been attended to, because the estate is in debt to the Company for its large disbursements in the erection of almshouses at Acton.

In 1812, twenty almshouses were built by the Company on

part of the charity-estate at Acton, for the reception of ten men and ten women, freemen of the Company, or the widows of such. They form three sides of a square, with a pleasure-garden in front, and comprise each four apartments; viz. a sitting-room and kitchen below, and a bed-room and large closet, capable of being used as a bed-room, above. The original cost of the building was £10,000, and the Company have since supplied furniture and other articles, which, with the expense of preparing the ground for building and other charges, have made the total cost £12,000. The

almspeople are appointed from the settled pension-list, and are always the oldest upon it. They receive each £10 a-year in addition to their regular pensions, and are allowed each a chaldron and a half or two chaldrons of coals; and, on the annual visitation of the almshouse, the wardens present them with £1 a-piece. One of the men acts as superintendent over the establishment, and one of the women as matron, who attends to the other almspeople, both men and women, in case of sickness or infirmity, and they receive each 7s. a-week. Another of the men is called the labourer, who has

To the governors of Bethlem Hospital, for the relief of poor lunatics.....	£ 20	0	0
To two poor almsmen of the Company	10	0	0
To the churchwardens and overseers of the parish of St. John Zachary, for the use of the poor inhabitants, to distribute every Lord's day to six of them, by two pence in bread and two pence in money each	5	4	0
To the churchwardens and overseers for their pains therein	0	10	0
	<hr/> £ 35 14 0 <hr/>		

And the residue of the rents he appointed to buy gowns for the two almsmen, when the other almsmen should have their new gowns.

The two houses were burnt down in the great fire in 1666, and after rebuilding them, the rents, as well as charitable payments out of them, were reduced by a decree of the court of judicature. In 1817, the premises were sold, under the provisions of the act for erecting a new Post Office, and produced the sum of £2,787, (including the land-tax, which had been redeemed for £265 : 10s.) This sum has been applied towards the redemption of the land-tax on the Company's other estates, the whole cost of which exceeded £32,000.

the care of the garden, lights the lamps, &c. and he, also, receives 7s. a-week. The almspeople are permitted to have one or two of their relations to reside with them, in case of age or sickness.

The annual charge of this establishment is £1277; to which must be added the interest of the £12,000 expended in building the almshouses.

SIR JOHN WOLLASTON'S CHARITY.

Sir *John Wollaston*, in 1658, left two messuages, in the parish of St. John Zachary, London, upon trust, to the Company, that they should pay, yearly, out of the rents—

The payments made under Sir J. Wollaston's will have been increased in amount since the making the decree, and have for many years past been as follows:—

To Bethlem Hospital	£10	14	3
To the parish of St. John Zachary.....	3	1	0
To the settled pension fund, for two almsmen	18	4	0
	<hr/> £31 19 3 <hr/>		

A portion of the redeemed land-tax, adequate to the proportion of the purchase-money, derived from the sale of Sir J. Wollaston's bequest (and which, at eighteen years' purchase, would amount to about £140 per annum) is now applicable to the

purposes of this charity. No alteration has yet been made in the charitable payments, but they will, of course, be restored to the amounts directed by the testator. A question may arise, whether, under the terms of the will, *the whole of the rents and profits of the premises* were not to be applied to charitable purposes, and consequently whether the whole of the present fund ought not to be so dedicated; but, as the residue, which the testator appointed to buy gowns for two almsmen, when the other almsmen should receive their gowns, which was every third year, amounted to £6:6s. per annum, which was far more than sufficient for such a purpose, it seems fair to suppose that he meant all the payments he directed to be fixed charges, and that the Company should have the benefit of any surplus that might remain.

SIR THOMAS FOWLES'S CHARITY.

Sir *Thomas Fowles*, by his will, in 1691, gave to the Company, for ever, one annuity or fee-farm rent of £10 per annum, due and payable by the Bishop of Bath and Wells, which he willed should be bestowed on five poor widows of the Company, by 40s. a-piece, to be received by them, during their lives, on St. Thomas's Day, yearly.

This annuity, reduced to £8 a year, by the deduction of £2 for land-tax, is paid by the Bishop of Bath and Wells, and forms part of the widows' settled pension fund; but in the apportionment of that fund, £40 is charged to the account of this charity, the reason of which probably is, that the lowest pension given to widows is £8, which would make

the amount paid to Sir Thomas Fowles's five widows £40.

MORRELL'S CHARITY.

Richard Morrell, in 1703, gave a competent sum of money to be laid out in the purchase of an annuity of 52s. for the poor of the parish of St. Olave, Silver-street, to be distributed in bread on the Lord's day in every week, by 12d. per week.

He left beside a legacy to be laid out in the building of six almshouses, for the habitation of six poor decayed liverymen of the Company, or, for want of such, then for so many poor freemen as the master and wardens should think fit. And he left too a sum of money, to be laid out in the purchase of one clear annuity of £31:4 per annum, for the benefit of the six poor almsmen, to be weekly distributed amongst them, by 2s. a-piece. He also gave them three chaldrons of coals and a hundred and a half of faggots yearly, to be divided equally amongst them, and to each of them a new gown every year. The residue of his real and personal estate, he gave to the Company for their use, and the poor thereof.

It does not appear that any annuity was bought for the poor of St. Olave, Silver-street, but the sum of 52s. is annually paid by the Company to the churchwardens of that parish.

The almshouses were built as directed, at the cost of above £800, and are situated at Hackney. They consist of a range of six houses, with four apartments in each, and a good garden before and behind, and are inhabited by six aged liverymen of the Company, appointed by the

wardens, if such apply for the situation; if not, by freemen, taken from the settled pension list. It does not appear whether any annuity was purchased for the endowment of these almshouses, but the almsmen receive from the Company pensions of £21 a year each, by quarterly payments, and have each two chaldrons of coals, and a new cloth gown, of the value of from 40s. to 50s. every year. The Company defray all charges for repairs, water-rent, and other necessary disbursements.

There is a sum belonging to

this charity of £400 Three per Cent. Consols, which was transferred, in the year 1818, to the Company's account by an unknown benefactor, in trust, to pay the dividends half-yearly to the six Hackney almsmen. The Company accordingly pay them, in addition to their pensions, £2 a year each. They likewise receive £1 a year each, under the benefaction of Peter Perchard, which will be noticed in the Money Legacies.

It does not appear the Company received any thing under the residuary clause in Morrell's will.

MONEY LEGACIES.

Sir *James Drax*, in 1663, left £100, in trust, to the Company, for the interest to be applied to the use of the poor of the parish of St. John Zachary, in London, and on account of which the Company annually pay £5 to the churchwardens, for the benefit of the poor of this parish.

Anthony Walter, in 1664, gave £100, the profit to be applied to the benefit of the poor of the parish of St. John Zachary. This annuity is regularly received by the churchwardens of the parish.

Sir *Thomas Vyner*, in 1664, bequeathed £200, upon trust, to pay £7 to seven poor men of the Company, who were or had been dwellers in or near Lombard-street, to each 10s. half-yearly, and 6s. every half-year, to the clerk. As there are no freemen residing in or near Lombard-street, the £7 forms part of the pensions of the twenty-six almsmen. The clerk receives his 12s. yearly.

Robert Blanchard, in 1680, left £200, to pay £4 each to two

widows, such widows to be of good repute, not under fifty years of age, and to be named by the court of assistants. This annuity is carried to the fund for the payment of the settled widow pensioners.

Anthony Ficketts, in 1685, left £100, to pay £4, yearly, about Christmas, to two poor working goldsmiths, free of the Company. This is divided among the twenty-six almsmen.

William Pierson, in 1689, paid to the Company £50, in trust, to pay the interest of five per cent. to four freemen's widows, first deducting 10s. to be equally divided between the wardens and clerk for their trouble. Forty shillings are paid for this legacy to the fund of the settled widow pensioners, and 10s. to the wardens and clerk.

John Loveday, in 1698, gave £100, that the interest of £5 might be yearly distributed among five poor freemen's widows of the Company.

Thomas Jameson, in 1679, gave £100, on trust, to pay the in-

£5, annually, to the
rdeas of the parish of
, for the preaching of
ons, yearly, in the pa-
ch, the one on Good
nd the other on Holy
; 20s. to be paid to the
re, for each sermon, and
ning interest to be paid
or of the parish, by 12d.

far as the same would
nd, in default of preach-
sermons, the whole in-
be paid to the poor.
pany annually pay £5
urchwardens of the pa-
ackney, but do not con-
nselves with the distri-

mith, in 1703, paid to
any £420, on trust, to
l, annually, to the be-
ive poor widows, 40s.
d to putting out ap-
two poor boys, the sons
m of the Company.

Richard Hoare, in 1718,
l, on trust, to pay £8,
y poor widows of free-
should most frequently
is sacrament, according
age of the Church of

These widows are
from the settled pension
re authority of a certi-
m the clergymen of their
e parishes.

Walker, in 1558, gave
pay 1s. 4d. weekly, to
msman, and to purchase
wn every three years.

Company pay, yearly,
to the Mercers' Com-
account of a legacy of
t by Alderman Heydon,
ch is more particularly
d page 32.

Company pay £5, annual-
e churchwardens of St.
Aldersgate, on account
acy of £100, left by

John Morley, in 1588. They,
also, pay £5 to the same parish
as the gift of *Roger Taylor*, but
no trace of the origin of this
charity could be discovered.

The Company, yearly, pay £2
to the poor debtors, in White-
cross-street prison, on account of
a legacy of £150 of *Peter Blun-*
dell, in 1599.

Dame *Mary Ramsay*, in 1600,
gave to the several Companies
of Grocers, Drapers, Goldsmiths,
Haberdashers, and Merchant
Tailors, of the city of London,
£200 each, to be advanced in
loans, at five per cent. interest.
The Goldsmiths' Company, an-
nually, pay £10 on account of
this legacy, which is divided
among the twenty-six almsmen.

From an entry in the Com-
pany's will-book it appears that,
about 1614, Mrs. Newman, on
account of her husband, *Gaius*
Newman, paid to the Company
the sum of £140, on condition
of the Company maintaining two
almsmen with weekly pensions
of 1s. 4d. to be called the alms-
men of *Gaius Newman*. Two
almsmen are supported on account
of this benefaction and paid sti-
pends of £9:2 each, out of the
settled pension-fund of the Com-
pany.

Sir *James Pemberton*, in 1613,
left £200, for the benefit of the
poor of the Company.

Robert Brocklesly, in 1615,
left £34, for the distribution of
4s. each, on Good Friday and
Christmas Day to five poor of
the Company.

Henry Banister, in 1622, be-
queathed £160, upon condition
the Company should, yearly, pay
unto the churchwardens and
overseers of the poor of Hack-
ney, in the county of Middlesex,
the sum of £8 to be bestowed,

with the consent of the vicar and six of the ancient inhabitants of the parish, towards the setting out of four poor men's children, to be apprentices, yearly, to each of them 40s. The £8 is regularly paid to the churchwardens of Hackney.

Richard Croshawe, by will, in 1631, gave to the Company £400, to the intent they should pay £20, yearly, unto twenty poor working goldsmiths of the Company, viz. quarterly, £5 to five of the poor men, 20s. a-piece. £20 is divided among the twenty-six almsmen in satisfaction of this charity.

From an entry in the old book of wills, it appears that *Robert Paine*, in his life time, desired his wife to pay, after his decease, to the Company £300, on condition that they should pay to her £15 a-year during her life; and after her decease, should pay, for ever, unto the poor of the Company, £5 per annum, and to the poor of the town of Marlborough £5 per annum, and to the poor of the liberty of the Tower, £5 per annum; which sum being paid to the Company, on the 12th October, 1640, by Mrs. Paine, the Company, by indenture, executed on the 11th November following, covenanted to pay the said moneys accordingly. The £5 given to the poor of the Company is divided among the twenty-six almsmen; £5 is paid to the churchwardens of Marlborough on their receipt; and £5 is paid to the overseer of the poor for the precinct of the Tower without, on his receipt. The account of the application of the two latter sums must be reserved for the examination of the charities at those respective places.

Ralph Robinson, in 1648, gave

£200 for the payment of 40s. annually, to the poor of the parish of St. John Zachary, and the residue to the poor of the Company.

Humphrey Hetherington, in 1728, left £100 for the benefit of the poor of the Company.

Robert Makepeace, in 1801, transferred £177 : 11, Three per Cent. stock, on trust, to pay the interest to four poor widows.

George Hall, in 1803, gave £1000, Three per Cent. stock, the dividends on which is equally divided among six of the senior pensioners, in addition to their other pensions.

Benjamin Gurden, in 1804, gave £300, Three per Cent. stock, the dividends arising from which are added to the settled pension list.

Rachel Farmer, in 1813, left to the Company £1000, stock, in the Four per Cent. Consols, the interest to be given to ten poor blind men and women, as often and in such sums as the Company should think proper. In July, 1813, £900, stock, was transferred to the Company, £100, stock, being deducted for the legacy-duty; as the dividend of the remainder would not amount to £4 for each poor person, the Company thought it advisable to let it accumulate till it should produce that dividend for each. This is now effected, and the Company propose to appropriate the dividends to the use of ten poor blind persons as directed by the testatrix. The existence of this charity will be notified at the Hall-gate, and applications will be received for its distribution as in the case of the other charities.

Peter Perchard, in his life time, gave to the Company £250, stock, in the Four per Cent. An-

; and, by a codicil to his will of 1806, left to them a sum of £100, and directed the Company to pay, annually, to four widows, £4; to five other widows, £4 : 19 : 8; six Hackney almsmen, using the amount of the dividends arising upon the stock. It appears from the books of Goldsmiths' Company, that Watkins gave them £6 per Long Annuities, in trust, the same to three almsmen. The Company, in satisfaction of this bequest, pay £2 a year each of the three senior pensioners of the second addition to their other alms. They all receive it for ever and are called Watkins's almsmen.

It will appear, upon a reference to the several charities enumerated, that the sum of charitable funds applied by the donors to the Company, exclusively of the residue derived from Sir Martin Bowes, and his trustees, is about £1300 per annum; and that the disbursements to the poor out of such donations, amount to about £2836. In 1813 is included £374 : 13 s. residue of the income derived from Perryn's charity, after deducting the specified payments, and owing interest to the Company on the money expended by them in building the almshouses. What should be added to this account of receipts to the benefactions of Sir Martin Bowes and his trustees, Southwood and Mundie, is not easy to ascertain. The surplus derived from the property given by them and Southwood, after deducting the charitable payments

made thereout to other objects than the Company's poor, is £460 : 10 per annum. This residue is appropriated by the donors to the repair of the almshouses at Woolwich, that of the tenements given by Southwood, to the maintenance of the hall, and the relief of the poor of the Company. Of this, £40 is carried to the poor account, which must be far short of the proportion applicable to that purpose, as the only actual charge on this residue is for the repair of the almshouses at Woolwich, the tenements given by Southwood being all let on repairing leases, and the maintenance of the hall being, as it should seem, sufficiently provided for under Mundie's will. The income derived from the property given by Mundie, estimating the house, at present unlet, at £130, is about £1300 per annum. As the only charge laid by him on the property is not now paid, this income should be divided, according to his directions as to the residue, between the Company, for the maintenance of their hall and the poor of the Company, which would give to the poor's fund £650 per annum. If £100 a-year be allowed for the repair of the almshouses at Woolwich, the rest of Bowes's and Southwood's surplus, viz. £360, added to the moiety of Mundie's, would give £1010 applicable to the poor of the Company, and would carry the amount of charitable income so applicable beyond the amount of the actual disbursements in respect thereof. It is, however, to be observed that some part of the income derived from Mundie's benefaction ought, perhaps, to have another destination, as we have noticed under

the head of Sir Martin Bowes's charities; and also that the surplus income of Perryn's charity (now amounting, as above mentioned, to £374 : 13) was left by him to be applied to charitable uses, at the discretion of the Company, who were only admonished to give part of it to the poor of the Company.

OBSERVATIONS.

The Commissioners having failed to specify the income derived from several of the estates of the Goldsmiths' Company, we cannot follow our usual course of drawing up, at the conclusion, a general statement of the charitable funds of the society. Their charities are not so numerous as those of the Mercers' or Haberdashers', but, most of the property lying in London, they are, in proportion to their number, more valuable. From the four trusts of *Bowes*, *Walton*, *Haye*, and *Perryn*, the Company derive a yearly income of £4030. The total landed revenue of the Company, exclusive of money legacies, is, certainly, not less than £10,000.

Judging from the results of our inquiries into three of the City Companies, it seems likely we shall find, in the sequel, that nearly the whole of the land and houses in London were originally devised, in trust, for charitable uses. What is most extraordinary, the benefactors never appear to have anticipated any material augmentation in the value of their bequests, and, consequently, rarely left any directions for the appropriation of the surplus income, arising from the increase in the inhabitants and wealth of the metropolis.

The practice which has obtained among several of the trust-bodies, especially the Goldsmiths, of consolidating the estates left for charitable uses, with the general property of the society, by which each charity is deprived of its specific security, is most reprehensible, and may ultimately involve the companies who have adopted this course in difficulties, from which it will not be easy to escape. It will be shortly seen that a similar error (though as respects that worshipful body, it merits a much severer stigma) was committed by the Corporation of Bath, when a decree was obtained subjecting them to a penalty of £5000, or the alternative of setting out, by "metes and bounds," the property they had wrongfully merged in their own possessions.

In the discharge of their eleemosynary duties, the Goldsmiths have, in many points, acted most arbitrarily, always apparently considering the trust-property *their own*, which they might cut and carve at their discretion. The conversion of the Grammar-school, at Cromer, to its present purposes, though highly commendable, seems to have been done without any reference whatever to a competent tribunal. They have charged the poor of their society, on charities, of the produce of which not a shilling had been appropriated to the purpose by the founder. In other cases they have capriciously increased the number of their poor, and diminished or suspended the allowances on charities, without any other rule than the mere dictum of their own courts and wardens. In 1812, they were strangely smitten with the *building-phobia*; the sum of £12,000, expended on the almshouses at Acton, was most extravagant, and has disabled them from establishing exhibitions in the Universities, and fulfilling the other charitable uses to which Mr. *Perryn* restricted the application of his property. In some minor irregularities they have only followed the usual practice of corporate bodies, by economising their labour and realizing as great amount of surplus income for the general purposes of their fraternity as possible. With this view, they have not been very scrupulous in observing the injunctions of the donors. Distributions of coal to the poor and weekly doles of bread, with other onerous duties, have been mostly commuted into the less troublesome charge of a fixed money payment. And the allowance on each charity has, in many cases, been kept at the original amount, notwithstanding the increase in the value of

the property on which it is charged; the residue of the produce being carried to the "general fund" of the Company. It seems that the annual money-payments fixed, in a majority of instances, more than two centuries ago, by the donors themselves, amounted to £2013, and that the Company now, in satisfaction of these payments, only expend £2836, which is an increase that bears no reasonable proportion to the augmented value of the landed property on which they are secured.

The Goldsmiths afford another instance of the mistaken ideas entertained of the wealth of the City Companies, and how successfully they have concealed the amount of their immense revenues from the public. The charitable disbursements of this society it was usual to estimate not higher than £1000 per annum; we find, however, from the investigation of the Commissioners, that they exceed double the amount, even at the nominal low rate fixed by the benefactors.

Blacksmiths' Company.

THE only charity under the management of this Company is that of *Edward Prestyn*, who, by deed of gift, dated 3d June, 1557, granted, in trust, to twenty-one persons, citizens, blacksmiths, and spurriers, of London, a messuage, with appurtenances, called The Crown and Hope, situate in the parish of St. Sepulchre without Newgate, London, near the bars of the Old Bailey; and, also, a shop, with appurtenances, situate in the parish of St. Sepulchre, to the use of the society of the art and mystery of Blacksmiths, upon condition that they should yearly dispose, out of the rents of the premises, in charity, among the poor artists of the society of Blacksmiths and Spurriers in London, at the discretion of the

keepers or wardens, for the time being, the sum of four shillings, of lawful money.

These premises at present consist of messuages or tenements, with appurtenances, situate in the Old Bailey and Fleet-lane, in the parish of St. Sepulchre, erected on the ground whereon the public-house and shop, before-mentioned, formerly stood. They are let by the Company, on lease, to Mr. Seelie, Mr. Ballard, and Mr. Watkins, at rents amounting, together, to £147 : 12.

Out of the profits of this estate, the Company distribute fifty guineas annually, at Guildhall, among twenty-five decayed members of their society, in sums of 10s. 6d. to each person.

Bowyers' Company.

THE only charity under the management of this Company arises under the will of *James Wood*, dated 1st August, 1625, who devised his manor or lordship of Isly Walton, in the county of Leicester, with certain messuages and lands in Kegwarth and Osgathorp to the company of Bowyers, in trust, that the master and wardens

should, yearly, out of the rents, bestow upon three scholars within the University of Oxford, and upon two more scholars within the University of Cambridge, freemen's sons of the Company of Bowyers, if there should be any such; but if not, then upon five other poor scholars which have come from Christchurch school, in London, or such

others as the said master and wardens should think most fit, towards their maintenance at the university, the yearly sum of £6 each. Each scholar to receive the same for seven years, if he should so long continue at the university.

And, further, that they should bestow upon six poor men or widows, free of the Company, at Michaelmas, yearly, one year unto each three yards of broad cloth, of 10s. the yard, to make a gown, and another year unto each of them 30s. in money, and so on from year to year for ever; and to the further purpose that the master, and wardens, and livery should, every second year, upon the day when they swear their master and wardens, repair to the parish church of St. Nicholas Cole Abbey, to hear a sermon, and then to give to the parson 30s. for his sermon, and to the clerk and sexton 1s. 6d. a-piece, and to the churchwardens, for the use of the poor of the parish 10s.; to the beadle of the Company 2s. and unto the poor people *they shall meet coming and going* 15s. in twopences, and should, also, upon quarter day, to be holden by the Company, give unto the yeomanry of the Company 5s. to be by them spent at their discretion, and should also bestow every half-year for ever upon the poor of the town of Walton 10s. to be distributed amongst them at the discretion of the churchwardens; and to the further intent that the master, wardens, and commonalty of the Company, should reserve the residue of the rents and profits of the manor, lordship, and other premises, towards the purchasing of a hall, and to be otherwise employed at their discre-

tion, for the use of the poor good of the Company.

The testator also gave the Company £100, to be lent to four discreet young men of the Company, by even portions of three per cent. for two years, the interest to be distributed by the master and wardens, to the poorest of the freemen of the Company, at their discretion.

The Bowyers' Company, now in possession of the premises devised by the testator, have increased the number of exhibitioners, and the all paid to them. There are now five at the University of Oxford and three at Cambridge of whom receives £10 a year. None of the present number of exhibitioners are freemen of the Company, nor are any of them from Christchurch-school. Sons of Bowyers, or scholars of Christchurch, apply, the sum of money is given to them.

The payment to each of the six poor persons is now increased to £3 in the year in which no cloth is given, and in the year in which cloth is given, they receive cloth for a gown valued at 30s. directed by the testator, and the balance in money.

A sermon is annually preached at the church of St. Nicholas Cole Abbey, and the Company attend in their livery-gown. The rector receives two guineas and the curate, if present, receives one guinea. The Company also pay to the parson 7s. and the sexton 5s.; to the churchwardens, for the relief of the poor of that parish, instead of the 10s. directed by the will. They also distribute money to poor people, who apply to them on that day, 30s. instead of 15s. The yeomanry of the Company

receive 10s. quarterly, instead of 5s.

The poor of the town of Walton receive £1 yearly instead of 10s.

These increased allowances were made in October 1806; and in addition to the above payments specified in the will, the Company also give to forty charity-children of the parish of St. Nicholas Cole Abbey, 6d. each

on the day of the sermon; to the schoolmaster and schoolmistress, each 10s. 6d.; and to the ward-beadle 5s. The rest of the rents is carried to the general account of the Company.

It is not known what is become of the £100 left to the Company to be lent to young Bowyers; there remains no trace of that part of the testator's bequest.

CITY OF BATH.

CORPORATION OF BATH.

MOST of the charitable endowments in the cities and towns of England are under the control of Corporations, either in the capacity of trustees or visitors, or both, and we have, in consequence, found it occasionally expedient to introduce the Reports of the Commissioners with a few explanations on the constitution, revenue, and immunities of these municipal bodies, by which the reader is better enabled to judge of the relation which subsists between those who have the keeping and administration of eleemosynary funds, and those for whose use and benefit they were left in trust to be appropriated. We shall pursue this course in the account of the charitable foundations of the city of Bath, the chief of which are under the control and management of the Corporation.

The civil constitution of this city as now administered was established by the charter of Queen Elizabeth, dated the fourth of September, 1590, by which the municipal government is vested in a mayor and four aldermen at the least, and not exceeding ten at the most, assisted with twenty of the chief citizens, to be called a common council, and a majority of these (whereof the mayor, for the time being, is to be always one) may make laws, let the city lands, impose fines, and create, from among the inhabitants, free citizens and burgesses, whom they may bind with an oath to obey all lawful commands. On Monday before the feast of St. Michael, the mayor, aldermen, and common council, are to choose from among themselves the mayor for the ensuing year, and also elect a recorder, common clerk, chamberlain, constables, and other inferior officers, with two sergeants of the mace. Persons refusing to take these offices (except those of recorder and town-clerk) may be fined. The mayor is constituted coroner of the city and clerk of the market.

Previous to this charter all preceding grants to Bath were vested in the *whole of the citizens*, who enjoyed the privilege of attending all meetings for making regulations for the internal government of the city, of being consulted in the formation of local institutions, of assenting to the appointment of parliamentary representatives, and of investing strangers with the rights and privileges of citizenship. These powers, for greater convenience, were usually delegated to a chosen body of themselves, the mayor always presiding at their head. But, in course of time, the body so chosen to represent the citizens assumed a *prescriptive* right to the exercise of their

delegated powers, independent of the suffrages of their fellow-town and, in order effectually to fortify their usurpation, they obtained charter of Elizabeth, by which the popular constitution of Bath was overturned, and instead of it was substituted a perpetual oligarchy of self-elected individuals.

From this time the freemen of Bath were divided into two classes, the smaller one, which included only those who were of the *community*, (Elizabeth's charter denominated the *Corporation*;) and the more numerous class, distinguished from the stranger or inhabitant of other places by the grant of some little local privileges; of these the chief seems to have had a certain interest or privilege of pasture in the grange of Barton, or Bath-combe.

The freedom of the city is obtained either by *servitude* or *purchase* both. The term of *servitude* must be seven years, under a freeman residing in the city, who is to cause the indenture to be registered within one month after the sealing of the same, in default whereof the apprentice does not gain his citizenship at the conclusion of the term. The freedom by *purchase* can be granted by the Corporation, on the payment of a sum not less than £5 (£70, as we believe, generally paid) into the treasury of that body; of this, however, the resident freemen do not participate.

The income of the Corporation arises from several sources; such as private baths in Stall-street; the rent of the pump amounting to £100; (*Warner's History*, page 337;) assessments for supplying the inhabitants with water from the adjoining hills; fines on the renewal of leases; and the profits of the weighing machine in the Saw-close.

The ecclesiastical patronage is confined to the rectorship of Bath, Widcombe annexed, and the mastership of St. John's Hospital, both vacant benefices.

The mayor is allowed the sum of 400 guineas to defray the expenses of his mayoralty, chiefly incurred in support of *ancient hospitality*.

The inhabitants of Bath are not represented in parliament, but the Corporation, whose members are usually kept below the number to which they are restricted by their charter, returns two representatives.

About the middle of the last century, the different trades exercising their rights in Bath were in the hands of distinct fraternities, the members of which, in their gowns, had their processions and feast-days, and claimed exclusive privilege in the pursuit of their respective vocations. These societies had all sprung up about the year 1600, without charter or act of parliament. In 1700 they were all extinguished by the firmness of one Glazeby, a tailor, who persisted in following his calling within the prohibited jurisdiction. A lawsuit ensued in a court of law, when it was determined these mushroom Companies had no legal existence.

There have been some royal grants to Bath subsequent to the charter of Elizabeth, but their provisions do not materially affect the constitution of the city as then established. In 1794, the number of city justices was augmented from two to nine, and power was granted to two aldermen, in case of the sickness, absence, or inability of the mayor, to appoint another man to act in that capacity.

THE FREE GRAMMAR SCHOOL AND BLACK ALMSHOUSE.

These charities were both founded by the same charter, dated 12th July, 6th Edward VI.; which empowered the mayor and citizens of Bath to establish a school in the city, to be called "The Free Grammar School of King Edward VI. for the education, institution, instruction of boys and young men in grammar;" and, also to relieve and comfort ten poor persons dwelling within the city and suburbs.

For the endowment of these foundations, the King granted part of the land, messuages, and possessions of the late priory of Bath, from the rents, profits, and issues of which the school and almspeople were to be maintained. There was to be one master of the school, to be chosen by the trustees; he was to be a "fit and literate person," well instructed in the Latin tongue, and to receive for his salary £10. The mayor and citizens, with the consent of the Bishop of the diocese, were authorized to make statutes and ordinances for the government of the school, for the regulation of the stipends of the master and usher; and, in addition to the royal endowment, they were permitted to receive other grants, for the use of the school, provided the rents and profits accruing therefrom were solely expended in that object.

It appears from the documents produced on the inquisition into this endowment, that the trusts of the royal founder had been very unfaithfully executed by the Corporation of Bath; and that, early in the eighteenth century, they were declared unworthy of their office, by a decree of commissioners, under the 43d Elizabeth, for redressing abuses of charities. In this decree it is stated that part of the lands and tenements granted by Edward VI. had been blended with the lands of the Corporation, so that it was impossible to distinguish them, and that the master of the school had received only £20 a year from the Corporation, and that no provision whatever had been made for the poor out of the profits of the endowment. It then recites that the Commissioners, having summoned the

Corporation to hear what they had to say in their defence, "decreed that the mayor, aldermen, and citizens of Bath, having so *notoriously mismanaged and mis-applied* the revenues of the lands so given to their predecessors, by Edward VI. for the support and continuance of the said grammar school, and the relief and comfort of such ten poor persons; paying thereout sometimes £30, sometimes £20, sometimes but £10 a year, to the master, although the income thereof had amounted to a much greater yearly sum; and having not disposed of any part thereof for the relief of the poor persons aforesaid, but applied the same to *their own PRIVATE USES*, nor having kept any account, at least not producing any of the receipts and disbursements of the said revenues; and having so mixed the said lands with other lands of their own, or aliened or granted them away, that much the greatest part of the said lands could not then be found or distinguished, and *leaves having been cut out of their account books*, and having been guilty of other breaches of trust, should be for ever absolutely removed and displaced from the said trust, and should forthwith convey and assure unto Henry Duke of Beaufort, Charles Earl of Orrery, Thomas Lord Weymouth, John Lord Bishop of Bath and Wells, John Lord Berkeley, and others, their right, title, and interest in the said messuages and premises."

The decree next describes the lands which could be distinguished as forming part of the original endowment; it then imposes a fine of £500 on the Corporation, in consideration of the rents and

profits embezzled by them; the leases of the charity estates, which had been granted much below their value, to members of the Corporation, are declared void; and it is further required that the Corporation should, within three months after the decree, under a penalty of £5000, deliver in an exact survey, and the rental of upwards of eighty tenements, which had been wrongfully included in the lands of the Corporation, and of which the metes and boundaries had been lost. In case the Corporation failed to set out the property as directed, the penalty of £5000, as well as £450, part of the fine of £500, was to be invested in land, for the future use and benefit of the school and charity. The residue of £50 was to be given to the then master, for his expenses in suing out the commission and prosecuting the decree.

The decree next provides for the future management of the school for the term of thirty-five years, being the utmost time that the tenants of the premises could hold them at the existing rents. That the master of the school should instruct, gratis, ten boys, children of freemen or inhabitants of Bath, to be elected by the governors or trustees, to be recommended by twenty of the chiefest and most substantial inhabitants of the city of Bath, who paid most to the rates, levies, and assessments of the city. That, during the thirty-five years, or until the revenues of the premises should be increased, the master should receive £20 a-year as his salary, and have a house provided for his residence, by the mayor and citizens; and that, for the term of thirty-five

years, there should be ten men maintained, according to directions of the charter of ward VI. who should be elected by the governors of the school and charity, or any five or more of them, at the recommendation of the said twenty substantial inhabitants.

It was further decreed that the ten poor men, and all other poor to be maintained out of the charity lands, should, annually on Christmas Day, receive a gown, of grey cloth, of the value of 20s. whereon should be named, in white cloth, E. 6 R. a pair of shoes and stockings, should attend divine service in their gowns, in the Abbey-Church every morning and afternoon; and that each of them should receive an allowance of 3s. weekly. That, at the expiration of the term of thirty-five years or as soon before or after as the governors should be able, by receipt of the income of the premises, they should purchase a piece of land, whereon should be built a schoolhouse, and have and conveniences for the maintenance, and, also, a hospital for the habitation of as many poor men as could be maintained by the revenues of the charity lands, the deduction of an increase of allowance of £50 a-year to the master, who should then take in more poor boys of the city, according as the trustees should direct.

As to all the rest and residue of the rents and revenues of the charity lands, it was decreed that, after the payment of extraordinary expenses, the same should be totally consumed and employed towards an addition of such a number of poor men as the revenues of the premises

ld extend to; and that a
ard should be appointed for
ving the rents, with a salary.

no tenant should be a
ard. That no lands should
at without public notice of
letting, to be affixed at the
st-house and other public
s in Bath, at least a fort-
before such letting; and
estate should be afterwards
blicly to the best bidder,
upon the best terms, and pre-
ce to be always given to the
at last in possession.

at the trustees should meet
ally on the Thursday next
the feast of St. John the
ist, at the school-house in
, and audit the accounts of
eward, and fill up the va-
s of the governors or trus-
if any; and that the said
nt, being so audited, should
ublished, and entered in a
for that purpose, to be kept
g the writings and evidences
charity lands, in a chest in
chool-house, and also a du-
e thereof should be kept in
rary of the Abbey-Church,
th. And it was, lastly, de-
, that trustees should *not*
leases of the charity estates
by term exceeding twenty-
years.

ough it appears, from this
e, that the Corporation was
ed to convey the charity-
ses to the Duke of Beau-
the Earl of Orrery, and
, who were to be the new
es, to carry into effect the
r of Edward VI. no such
yance was made in obe-
e to that order, at least, no
ment, or copy of any in-
ent, was known to any of
orporation of Bath, or any
ir officers, to be in exis-
IT IV.

tence, from which it might ap-
pear that any such conveyance
was made; nor is it at all pro-
bable that any such conveyance
was made, as *the Corporation*
never gave up the management of
this charity to the trustees named
in the decree of the Commissioners.
It appears by their accounts, and
their minutes of proceedings, that
they have continued to exercise
the same authority and manage-
ment as before, with respect to
the school and the Black Aims'
charities, and that such manage-
ment has continued uninterrupt-
edly down to the present day;
and there has been a regular
series of appointments of the
schoolmaster, and nominations of
the almspeople, by the Corpo-
ration or the mayor, on their
part. It seems also to be clearly
presumable that the direction of
the decree, to mark and set out by
"metes and bounds" the several
tenements, to the number of
eighty or upwards, was never
complied with, as there does not
appear to be any document in
the record-room of the Corpora-
tion that points to any such pro-
ceeding; nor does there at the
present time exist any means
whatever of distinguishing those
tenements from such as are par-
ticularized in the decree.

In the year 1737, a writ of exe-
cution was directed to the mayor,
aldermen, and citizens of Bath,
for putting in force the decree of
the Commissioners, made in the
preceding year, and which, af-
ter reciting the said decree, and
describing the locality of the
charity - property, which could
be identified, strictly enjoins the
mayor, &c. and "all other per-
sons whom it should concern,
that they should fulfil and exe-

cute, with effect, all and singular, the matters in the order and decree aforesaid contained and specified, according to the true tenor and meaning thereof." This instrument, *with the seal torn off*, was laid before the Commissioners by the Corporation; it describes the premises appertaining to the charity, which could then be distinguished, to consist of the Bell Inn, in Stall-street, on lease to *one of the aldermen of the city*; the White Hart Inn, situated in the same street; the tenement, or building, called Westgate-house; the tenement known by the name of Monk's Mill, and the island and garden, with all waters, rights, and appurtenances; with two more tenements, and a piece of ground, situate in Walcott or Wallcott-street, and known by the name of Warborough-Church or Chapel. These premises the Commissioners, in the course of their inquiries in 1820, had considerable difficulty in identifying, but, with the help of the leases and plans, assisted by local comparison, they have fixed the present situation of the property.

What was formerly the Bell Inn is now let, on a building-lease, for ninety-nine years, at a rent of £12, to John Brown, and is situated in a street, formerly called Bell-Inn-lane, now called Bow-street. Mr. Brown underlets the property, and the rent he receives from the three houses he has erected on the site of the Bell Inn is £112 : 15.

The Old White Hart Inn is incorporated with some other premises, and demised, in one letting, to Mr. Samuel Bradbourne. The gross annual rental of the whole of these premises is

valued at £900, and the proportionate rental of the part to the charity is entitled is estimated at £286.

No trace remains of Westgate-house; it was taken down by the Corporation forty years ago for the purpose of widening the street.

Monk's Mill, in its present state, consists of a grist-mill grinding corn, working five of stones, a dwelling-house, a stable with two stalls, and a garden containing about two perches of land. The last lease of the premises was dated in 1817, by the Corporation to John I. and the present occupier holds himself to hold them under a lease for seven years, at the annual rent of £200. The premises appear to be of very ancient date, and as no part seems newer than the rest, the probability is, that the whole is the charity property.

It appears sufficiently clearly that what was called Warborough Chapel, is now a Fountain-buildings. In the year 1775 or 1776, a plan was made by order of the Corporation of the ground on which the buildings called Fountain-buildings stand, preparatory to the alterations then about to be made, and the buildings were accordingly erected. There are now eight substantial dwellings upon the ground, the united rents of which amount to £473. The ground was let in five separate leases for ninety-nine years, with a covenant to erect a good substantial house, agreeably to a plan referred to. The rents received amount to £37 : 16.

Although neither the direction which was given to set on

lost tenements, nor the alternative of paying the sum of £5000, was ever carried into execution, it appears that a *very large sum must have been laid out in erecting the school-house and school*, which were built by the Corporation about the year 1752. This building has been estimated to be worth £3500. The ground on which the school stands, and the yard, which are the property of the Corporation, must have been very valuable, being situated in one of the most eligible parts of Bath. By these sacrifices, and the addition of the surplus expenditure beyond the income of the endowment, the Commissioners think the Corporation have made good the £5000 penalty they were ordered to pay.

It cannot but appear extraordinary that though, by the writ of execution, the Duke of Beaufort, and other persons were appointed trustees of this charity, instead of the Corporation, who were directed to convey the premises to those trustees, the decree has, in these respects, been utterly disregarded; but it was suggested that the Duke of Beaufort and other persons named might probably have declined to act, and that the Corporation were tacitly left in the management of the trust as before.

It is to be remarked, also, that though the order of the decree was that the trustees of this charity should make no fresh leases of any of the trust property, except of Monk's Mill, but for the term of twenty-one years, that direction has not been complied with; as a reason and apology for which non-compliance with the decree it was alleged, on the part of the Corporation, that

they could not have secured the improvement of the property, if they had leased it for only twenty-one years; that it has been much improved under the leases which have been granted of it, and that the mode in which they have leased this property is the same as they have always followed with regard to their own. The average income from the charity estates, including rents and fines, for thirty-nine years, from 1781, as stated by Thomas Slater, Esq. Chamberlain of the Corporation, is £86 : 13. The average annual expenditure on the school for twenty-nine years back, is £66 and for the Black Alms' Charity, £100, making together £166. This includes nothing for repairs, of which no separate account has been kept, being included in the general expenses of the Corporation for the repairs of their property.

The Rev. Thomas Wilkins is, and has been for about nine years, master of the grammar school belonging to this charity; he also holds the rectory of Charlcombe, worth about £140 per annum, which was annexed to the office of master of the school by the gift of a Mr. Robins (formerly a master of the school), who granted the advowson to the Corporation for that purpose; he was appointed by the Corporation. He has a house with a school-room, and conveniences for boarders, and a yard or play-ground attached to it. The building is large, handsome, substantial, and convenient, situate in Broad-street, in Bath, the exterior of which the Corporation keep in complete repair; the repairs of the interior fall upon the master, who, also, pays all taxes whatsoever. The mas-

ter receives the salary of £84 a year from the Corporation, *which was raised about fifteen years ago, in consequence of an application by his immediate predecessor, who, on account of the rise of taxes, applied to the Corporation for an increase of the salary; it had previously been £50 a-year. No gratuity whatsoever is paid to him, nor any allowance made to him for stationery or books. Mr. Wilkins has never had any boys upon the foundation, nor has he ever had any application made to him for the admission of any such boys; but we understand from him that he has been ready, at all times, to receive and instruct the sons of freemen, gratuitously, if properly nominated, on application being made.*

It appears that there are many other schools in Bath which may appear to be better calculated to give the instruction which tradespeople may require for their sons; and there are no emoluments at the university belonging to the grammar school. No public notice, however, is given of nominations to be made to the school; *nor does it appear that the Corporation of Bath have ever, in fact, appointed any boys to the school.* The master takes boarders and day-scholars; his whole number, at the time of visiting the school, being between seventy and eighty; these boarders pay him £55 a-year, which includes the charge for teaching French. The day-boys pay £8 : 8 a-year each. The Corporation are, doubtless, well acquainted with this use made of the school premises for

private tuition, the same having been customary with the predecessors of the present master. The education given to the boys at the school is in classical and general literature; and we understand from the master, that if any free boy should be offered to him, his education would be confined to the Latin and Greek classics, being the only instruction which he conceived himself bound to give by the charter. It appears from the Rev. Mr. Wilkins, that he has been at a heavy expense in keeping the internal parts of the premises in repair, which, with the addition of taxes, has far exceeded the amount of his salary.

One of the Serjeants at-mace of the Corporation regularly receives from the Chamberlain £1 : 15 weekly, which he pays to the ten poor persons (who are always women) in this almshouse, being 3s. 6d. to each, besides which a black gown is given to each of these ten persons once in two years. These almspeople are appointed by the mayor of Bath, for the time being, as vacancies arise, and the number of ten is always kept full; each of them has a room unfurnished. There are fourteen apartments in the almshouse, kept in repair by the Corporation, and they are occupied by fourteen persons, but only ten of them receive pay and gowns. As vacancies happen in the ten, they are generally filled up from the four supernumeraries, who receive only a dwelling in the almshouse gratis.

OBSERVATIONS.

The account of the Grammar School and Black Alms, in Bimberry-lane, is abstracted from the Fourth Report, p. 269; in the Eighth Report, p. 567, made two years after, the Commissioners state that, in consequence of their

previous inquiry, the Corporation of Bath had, on the 25th of May, 1822, come to certain resolutions, which are inserted, for the re-establishment and future improved management of these charities; that, among other things, they had resolved to consider the estates identified by the Commissioners as part of the endowment of these charities, and to apply in future the rents and profits to the maintenance thereof; that, after giving fourteen days' notice in one or more of the Bath newspapers, they would forthwith proceed to the election of ten boys, (the sons of freemen or inhabitants, who shall offer themselves as candidates,) to be instructed, gratis, by the master of the free grammar school, such boys to be nominated, or recommended, in writing, by twenty substantial inhabitants of the city; that no mayor, alderman, or chief citizen, should join in the recommendation of any boy for such election; that the number of boys on the foundation, as also of the ten alms-people, should be increased when the revenues of the charity would admit of such augmentation; that no leases of the charity-estates should, in future, be granted for a longer term than twenty-one years, on the best rents which could be procured; nor should such leases be granted to, or in trust to, any member of the Corporation: and it was further resolved to keep separate accounts of all charities under the management of the Corporation, to audit and examine the accounts of the chamberlain, and such accounts, so audited, were to be published and entered in a book kept for the purpose, and preserved in a chest in the Guildhall of the city.

Five years have now elapsed since these repentant, and, no doubt, reluctant resolves of the Corporation were adopted; of the benefits that have subsequently resulted to the freemen and inhabitants of Bath, we are too distant from the spot to be able to apprise our readers. Judging, however, from the details in the Report, it would certainly betray great rashness to anticipate any extraordinary alacrity in this immaculate body, following up either their own virtuous resolutions, or the reformatory suggestions of their superiors. A more extraordinary instance of municipal abuse and obdurate contempt of lawful authority cannot be found than is exhibited in the preceding history of the Grammar School and Black Alms.

It appears these combined charities were founded and endowed out of the spoils of a dissolved priory, A.D. 1553. In 1735, a large part of the original endowment had been embezzled, and a decree was obtained to fine the Corporation, and save, from their rapacious gripe, the remnant of the property. How this bolt was averted does not appear; one of the aldermen at the time had a lease of part of the charity-estate, and, probably, a *quictus* was administered to the Rev. Mr. Robinson, to prevent him following up the writ of execution. At all events, the matter has slumbered from that time till the present inquisition was instituted in 1820. The free school is now found to have been extinct for some time. The Corporation, however, promise to re-establish the charity conformably to the decree of 1735; the Commissioners express themselves satisfied with this promise, even after the evidence afforded of the workings of this worshipful body—of the mutilation of legal instruments—and when it is manifest the revenues of the charity have been nearly all frittered away by long and improvident leases, by abstracting the property for roads, and mere local embellishments.

It would appear the Corporation are disqualified from interfering at all in the management of the foundation, except by sufferance. The decree of 10th George II. is still impending, and was found by their town-clerk, after a search, instituted by themselves, among the rolls of Chancery. The only persons who have a legal right to grant leases and administer the charity seem to be the Duke of Beaufort and the other trustees, to whom they were directed to make a conveyance of their trust, but which, up to this time, they have failed to execute.

The Commissioners are extremely merciful towards the delinquencies of the Corporation, and are even so generous as to deem the school-premises

in Broad-street an equivalent for the £5000 penalty. As this school was erected about the period of the execution, it was most likely intended as a peace-offering to stay that proceeding. But the freemen of Bath do not seem to have derived any benefit from this expenditure; no scholars are now on the foundation, nor does it appear any was ever nominated by the Corporation. The building is, like Queen Elizabeth's Hospital in Bristol, a mere receptacle for the accomodation of the private pupils of the master. Such a perversion of the endowment, doubtless, adds to the value of the sinecure in the gift of the Corporation, but it is positive injustice to those entitled to the benefit of the charity. How much more the freemen would have profited by this royal foundation had the trust been properly administered—the fine of the Corporation invested in land—and the produce, for nearly a century, applied to the legitimate objects of the charity!

The Royal Commissioners evince much singleness of heart when they mention, as a matter of praise in the present master, that he does not receive any gratuity or allowance for stationery. What an unconscionable mortal he would be to make a charge for books and ink when he has not a single free scholar! We can hardly suppose he grumbles even to repair the *interior of the premises*, seeing he has the use of them, rent-free, for his private pupils, from whose school-charges he is receiving, at least, £5000 per annum. We are at a loss to discover the reason for augmenting the salary of this reverend gentleman; the rectorial tithes of Charlcombe, and other advantages, one would have deemed an ample remuneration for doing nothing.

HOSPITAL OF ST. JOHN THE BAPTIST.

According to tradition, this hospital was founded in the year 1174, by one of the bishops of Bath and Wells, but of the particulars of its foundation no record or memorial is extant.

The proper settlement of the charity may be considered as derived under an award of Sir John Trevor, Master of the Rolls, dated the 13th February, 1716, reciting that, in 1711, a bill was exhibited in Chancery by the attorney-general, at the relation of John Chapman, master of the co-brethren and sisters of the hospital of St. John the Baptist, on behalf of themselves and others, complainants, against Thomas Clement, gentleman, the mayor, aldermen, and citizens of Bath, and Matthew Johnson, Esq. defendants; the scope of the bill being to have a discovery of the original foundation and settlement of the hospital,

and of the annual value of the charity lands and possessions; and to set aside a lease obtained of the same by the defendant Clement, from William Clement, his father, then late master of the hospital; and to have such rules and orders made for the application of the charity-estates, and government of the hospital, as should be thought necessary and convenient.

From the depositions and exhibitions in this cause it appeared the hospital was founded in 1174, and had consisted of a master, six brethren, and six sisters, who had been kept very poor and indigently: that, by the charity of pious persons, the hospital had been advanced to great possessions, the improved value thereof being then £1200 per annum, or thereabouts; that, although there had been £130 per annum reserved rent to the hospital, yet

honour found that the hospital been all along very much neglected and badly provided especially as to the service of ; for, although there was a chapel, called St. Michael, which annexed to the mastership of the hospital, and was a living stable with cure of souls, but it was sometimes turned *an alehouse*, and at other times into a *post-office*; and that the abbots of Bath formerly took care to be masters of this hospital; and that Queen Elizabeth, in the fifteenth year of her reign, granted the presentment of the hospital to the Mayor and Corporation of Bath, about the year 1616, made a charter, that the mayor of Bath, at that time being, should be master of the hospital, pursuant to the charter the mayors of Bath had given them to be masters, and dispose of the possessions and revenues as they pleased; and the Corporation of Bath before that time had made an agreement with the then master *he only such leases as they desired, and allowed him only 10 shillings per annum*; and the said hospital and the possessions and revenue thereof, remained so to be managed and allowed up, until the restoration of King Charles the Second, when his Honour found that Thomas Rustatt procured and got a restoration of it from the Crown John Rustatt, his brother, was instituted and inducted into the chapel of St. Michael, granted a lease of the hospital lands and possessions to John Rustatt, for three lives, with reserved rent of £130 per annum; and that Tobias Rustatt had raised £2656, by making new leases, determinable for

those three lives; and that he, instead of 18*d.* per week a piece, which had before that time been allowed to the respective poor, advanced it to 2*s.* 6*d.* per week. It was further found that, after John Rustatt, one Mr. Glanville was master, and then one Mr. Peach; and that after him William Clement, the defendant Clement's father, came in as master; and that the last of the three lives in Rustatt's lease dying on the 4th December, 1711, the said Mr. Clement, then master, on the 6th of the same month, made a lease of the hospital lands to the defendant Clement, wherein no more than £130 per annum was reserved for the hospital; but that the defendant Clement, by his answer, had confessed that his father designed to build the chapel, which was very ruinous, and to increase the maintenance for the poor, and admitted he gave his father a promissory note for £1500, though the same was not mentioned as a consideration in the lease.

The final award of the Master of the Rolls, for the future regulation of the hospital, and of the other matters brought before him, was, in substance, that the lease of the defendant Clement should be set aside; that no new leases should be made for a longer term than three lives; that the rents and fines then due should be laid out in repairing and improving the apartments of the poor people, and in rebuilding the chapel of St. Michael; that the garden and ground then in possession of Thomas Gibbs, *one of the aldermen of the city*, and from which the brethren and sisters had been expelled, should be restored to their use and en-

joyment; and that the future rents of the hospital should be applied as follows; namely, for twelve gowns for the twelve poor brethren and sisters, £12 per annum; to the washerwoman, £5 per annum; for coals for the use of the brethren and sisters, £12; for a nurse for them in sickness, £3 : 10 per annum; and for an allowance of 5s. per week to each brother and sister, £156 per annum.

The fines on the leases hereafter to be made were to be apportioned, two-thirds to the master, for the time being, he keeping thereout the clock, chapel, hospital, and premises in good repair; the remaining third part, for the benefit of the brethren and sisters, to be paid and distributed to them monthly, in equal shares.

The right of presentation of the master was conceded to the Corporation of Bath, in virtue of the grant of the 15th of Elizabeth; but it was not allowed they had any right to be visitors, nor were the hospital people under any obligation to appear at the Abbey-church, or attend the Mayor and Corporation.

The brethren and sisters were to be nominated by the master of the hospital, from among such really poor, indigent, and unmarried people as had been settled inhabitants of the city for at least ten years before such admission, and who were otherwise qualified according to the rules hereafter mentioned.

For the more decent appearance of the poor people, their new gowns might be kept by the master, and delivered out only on Sundays and holidays, and at what times he should think fit for the first year, and at that

year's end delivered to their constant wearing. Prayers to be read twice every day, morning and evening, according to the liturgy of the church of England.

The master of the hospital, with consent of the brethren and sisters for the time being, under their common seal, might from time to time, as any of the lives should be surrendered or determined, or upon the deaths of any life or lives, upon the changing of any lives, grant new leases not exceeding three lives at the time to be nominated by the master and respective tenants, reserving the same rents as were then respectively reserved; and the fines to be taken on renewal of such lease should not exceed one year's value for a life, and thereto the interest for the term of such renewal should be neglected by the tenant, to be computed from the end of six calendar months after the former life terminated; and the rents or fines were not to be increased without the leave of the Court of Chancery.

The Lord Chancellor, the Lord Keeper, the Master of the Rolls, and Lord Bishop of Bath and Wells, for the time being, or two of them, from time to time were appointed, respectively to be visitors of the hospital.

The rules and orders established by the award, to be observed by the master and brethren and sisters of the hospital, were as follow:—

1. That every person to be admitted into the hospital should be such as had been known to be of a sober and civil conversation, and conformable to the established government of church and state, and should be most in want and best deserving

2. That no person should be admitted into the hospital, but such who was not married and under fifty years of age, unless disabled.

3. That every person admitted should duly resort, in his or her livery gown, to morning and evening prayers (in the chapel belonging to the hospital), unless detained by sickness or some other urgent occasion.

4. That the almsmen and women should peaceably and quietly demean themselves, and not be given to tippling, swearing, cursing, reviling, or to any other scandalous crime whatsoever.

5. That no person so admitted should at any time go out of the hospital without his or her livery gown, nor should at any time beg at any coach, or at any house, or of any person whatsoever; and if any person whatsoever should at any time give unto any of the poor almsmen or women any money, the money so given should be put into the common box within the chapel, to be monthly and equally divided amongst them all.

6. That the moneys collected or given at the administering of the sacrament, (after a deduction of the charge of bread and wine,) should be equally distributed and divided amongst the brethren and sisters the day the same should be so given.

7. That if any of the almsmen or women should be found guilty of the neglect of any of the holy duties above required, or of committing any of those offences above forbidden, then such person, after admonition for the first offence, being convicted thereof, should be punished with the loss of one week's pay; and if any

should be found guilty a second time, such person should then lose a fortnight's pay; and if any should be found guilty a third time, then such person should be expelled the hospital, as the master of the hospital should think fit.

8. That the several forfeitures above - mentioned, should be equally divided among the rest of the brethren and sisters, who should not be guilty.

9. That those orders should be fairly engrossed on vellum, and put in a frame and hung up in the chapel.

Three books were laid before the Commissioners, containing regular entries of all the leases of the hospital from 1759 to the present time, with the signatures, in the proper hand-writing of the master, and the majority of the brethren and sisters subjoined to each of them; and it appeared, by the evidence of the steward and solicitor, confirmed by that of the master, and such of the brethren and sisters as attended them; that, on the execution of these renewals, the tenant comes to the hospital with his fine, that before the master and brethren and sisters are called upon to execute the renewals, they are read over to them by the steward, who explains the purport of them; that the seal is then put, and the master signs his name; that when the brethren and sisters present have added their names to the instrument so to be executed, the practice is, and seems always to have been, to pay over to the parties their shares in the proportions directed by the award of the Master of the Rolls above-mentioned; the master receives two-thirds of every fine, and the brethren and sisters

one-third, to be divided among them in equal shares.

In the year 1813, many new leases appear to have been made, the fines amounting to £5000, and upwards, which induced the Commissioners to be particular in their inquiries as to the distribution made upon that occasion; and whether it was the practice to divide, at once, these large amounts, in the manner above-mentioned, and to pay them over; and it appeared that no reserve has at any time been made, but that the practice has been to pay over the same in the proper proportions, whether large or small; the master not deeming himself authorized under the award to exercise any discretion in this matter. One of the sisters, Jane Bristow, who attended during the examination, confirmed the statement of the Rev. James Phillott, the present master, and his steward, Robert Clarke; Jane Bristow had been selected, on account of her better capacity, to receive the third-part for the rest of the parties entitled, which she accordingly does, and divides it among them: and of the several shares coming properly to hand satisfactory evidence was received.

It was discovered, in looking through the books, that an entry of a lease by Dr. John Chapman, the late master, to John Physick, his steward, dated 20th February in the year 1813, the year so remarkable for the large amount of the fines, omits the usual declaration that the parties entitled had received their proportion of the fines; and, in lieu of stating the actual amount of the fine paid, states only that the lessors demised in *consideration of a competent sum of money,*

and this lease was witnessed by the *same* John Physick, as steward.

Mr. Physick, who is a solicitor, residing at Bath, and attended upon this occasion, gave the following explanation of the transaction:—The premises comprised in the entry above alluded to had fallen into the hands of the hospital by the death of the last life on them, and no purchaser appearing immediately, it was arranged that the new lease should be granted to the steward, in trust for the master, brethren, and sisters; and that, from time to time, as purchasers could be found, the premises contracted for were surrendered and re-granted for a valuable consideration, and all such grants or leases were regularly entered in the book of entries. The property so leased in trust was a portion of what is called St. John's Farm, in the several parishes of Walcot, Weston, and Swainswick. Mr. Physick disclaimed having any interest whatever in any part of this property.

It appears, by the book, that Mr. Physick's accounts with the hospital were balanced down to the 31st October, 1816, the balances being £439 : 12 : 10, and £83 : 2. The book alluded to does not show that these balances were paid over, but it was distinctly admitted by the Rev. J. Phillott, the present master, that they were paid. Since these balances, Mr. Physick appears not to have made up his accounts with the hospital, but he asserts a balance to be due to himself upon the actual state of his accounts. The reason assigned by him for his omitting to state and deliver his account is the existence of a suit between him-

self and Mr. Clarke, who has been appointed steward in his place, by the present master, as to the right to such stewardship; Mr. Physick states himself to be ready to settle his account when this point shall be legally decided. Mr. Physick was removed from the office in March, 1817.

Part of the landed property of the hospital was alienated for the purpose of redeeming the land-tax. From a statement laid before the Commissioners by the late steward, the annual value of the estates of the hospital in the year 1818 was £11,305. The annual amount of the reserved rents is £129 : 5 : 4.

The personal property of the hospital consists of £780 : 12 : 5, stock, in the Three per Cent. Consols, and £113 : 11 : 5, stock, in the Three per Cent. Reduced Annuities, which arose from surplus moneys produced by the sale of lands for the purchase of the land-tax. There is also a debenture, or government rent, payable to the hospital, which produced, in the year 1818, £10 : 11. The Commissioners could obtain no information as to the origin of this property.

Upon the death of Dr. John Chapman, the late master, which took place in April, 1816, the Rev. James Phillott was named his successor by the Corporation of Bath.

The building is divided into twelve apartments, on the ground floor, for the accommodation of six old men and six old women. There are two rooms also adjoining the chapel, used for the business of the charity. There are likewise several rooms over the apartments allotted to the old

men and old women, which upper rooms are considered as the property of the hospital, and they are leased out upon lives, in the same manner as the other possessions of the hospital. A flight of stone steps leads directly to these upper chambers, and there is no communication between the upper and lower apartments; nor does it appear that the upper rooms have ever been used for the accommodation of the poor people. The master pays, out of his emoluments, for the repairs of the hospital, the chapel, and the clock; out of the annual rents and the produce of the redeemed land-tax, the brethren and sisters are paid, respectively, the weekly sum of 4s. 2d. each. Twelve pounds is paid to a person who discharges the offices of nurse and washerwoman annually, to which sum it was raised, as appears by the books, at Michaelmas, 1813; and £2 a-year to each of the poor men and women for coat and coal money. The surplus of the rents and income, after making these payments, and also paying 1s. in the pound on the amount of the rents to the receiver, is divided in the same proportion of one-third and two-thirds between the master and the brethren and sisters.

As, by the award, it was directed that the brethren and sisters should each receive the sum of 5s. it was required to be explained why only 4s. 2d. had been actually paid them; and the account given by Mr. Phillott, the present master, was that, before the land-tax was purchased, the quit-rents were found sufficient to pay only 4s. 2d. per week; that, since the purchase

of the land-tax, there has been enough to satisfy these payments, and to leave a balance; this balance is not directed to be divided as the fines are; that, nevertheless, it is so divided, as appears by the accounts. The brethren and sisters, therefore, get, upon the whole, a larger amount than they would do if they were to receive only the weekly sum of 5s. and the master were to appropriate the whole rents. The master further observed that, when he came into office, he found that the weekly payment of 4s. 2d. was all that was made to the brethren and sisters, and that, as it appeared, by giving them one-third of the surplus annual produce, they had as much or more than was intended for them by the award, it did not seem to him to be necessary to augment their weekly payments.

Upon the Commissioners representing that it would be more agreeable to the intention of the award to make a constant payment to the poor people of 5s. per week, Mr. Phillott declared his determination, which was afterwards made known to the brethren and sisters, to pay them in future the weekly sum of 5s. accordingly; and that, although he conceived that, after paying

them such weekly sum, he was not obliged to divide with the whole of the balance, nevertheless his intention was to do, as it might be difficult to divide the proportions; which arrangement he expressed his intention to begin at the Lady-day following. Several of the brethren and sisters were examined as to their condition and management, and it was ascertained that they received regularly a weekly sum of 4s. 2d. (the sum they were apprized was, at Lady-day, to be 5s.) and that they also received the amount of their coat and money. It appeared also from their evidence that they perfectly understood their claims in relation to the fines, and that complete explanation and satisfaction was always given them on this subject, before they were required to sign the leases, which were severally read over to them at the time. They have each a separate room, and only one. Before Mr. Phillott became master *they were made to pay for their repairs*, but since his coming into the situation the repairs have been provided for by the Corporation, and on every change of master, the apartment is put into good order for the next comer.

OBSERVATIONS.

The Report on the Bath charities does not yield materials which are calculated to add any peculiar lustre to the history of the Corporation, abundant as it does, in such signal instances of the aptitude of that venerable body to "swallow up," as Sir John Trevor expressed it, the estates and revenues of public foundations. The administration of St. John the Baptist's Hospital evidently requires to be again brought under the review of a competent authority; as it is, there exists no adequate check over the management of its ample revenues. The Corporation are precluded from acting as visitors (if such a thing were to be desired) by the award of 1711; and there is no evidence that this duty has ever been discharged by the lord chancellor or bishop of the diocese. The appropriation of the fines particularly demands attention; these, in one year, amounted to £5000, and, consequently, the master's share of two-thirds would amount to £2333:6, out of which

has only the clock and some ignoble premises to keep in repair, and provide for the service of the chapel. The share of each poor person, on the same occasion, would be £138:17:9, which, considering that their ordinary weekly allowance is only 4s. 2d. (augmented, by the Inquiry, to 5s.) and that each lives in one apartment, is an extravagant sum to drop upon them at once. We should be dubious whether such a sum was ever received by them, had not the Commissioners ascertained that such was the fact. At all events, there is great scope for mystifying these old folks; it cannot be supposed they are much conversant in granting leases, fixing fines on renewal, and reckoning up the twelfth part of a third share, &c. especially as some of them, we observe, are so illiterate as to have merely affixed their *mark* to signify their assent to these transactions. That matters are not always managed in a strictly regular manner, the case of Mr. Physick is an example, who actually took a lease of the property of which he was steward, entering "a competent sum of money," without expressing how much, as the consideration, and without sharing this "competent sum," in the usual manner, among the co-brethren and sisters.

We believe, ourselves, the management of the hospital to be a rank abuse; it forms, no doubt, a valuable piece of patronage to the Corporation, but it is absurd to suppose that the revenue arising from the princely domain attached to it is expended in maintaining, in the miserable style in which they live, a dozen superannuated people; and yet this, ostensibly, is the only object of the charity, and the sole purpose for which it was originally endowed.

BELLOTT'S HOSPITAL.

This hospital was established, in 1611, for the relief and lodging of poor diseased persons, not inflicted with any contagious disorder, who should resort to the city of Bath, on the certificate of a justice of peace, or magistrate, for the benefit of its waters.

By an indenture, dated the 8th James I. between *Thomas Bellott*, the founder of the charity, and the Corporation of Bath, the bishop of the diocese, and the dean and chapter, it was covenanted that, in the months of March, April, May, and September, the almshouse should be open for the accommodation of not exceeding twelve persons at one time, to each of whom should be paid 4d. for every day of their abode not exceeding twenty-eight days in one year; that a man and his wife should be yearly appointed to take care of the poor people, with an allowance

of 40s. yearly for their trouble; that a surgeon of the hospital was to receive 20s. a-year, and 20s. a-year was to be paid to the chamberlain of the city for his care in the management of the foundation. The endowment conveyed to the Corporation under these trusts consisted of land and messuages, situated in Charlton, Ludwell, Donhead St. Mary, and Donhead St. Andrew, in the county of Wilts; in default of the due application of the rents and profits to the purposes mentioned, as well as in keeping in repair the hospital, and providing furniture and bedding for the patients, the Corporation were to forfeit double the amount of the sums they should so misemploy to the bishop, or dean and chapter. It was also covenanted the trust-estate should *not be leased for a longer term than twenty-one*

years in possession, at such reserved rents as the premises should be commonly worth.

The almshouse and premises were held on a lease from the hospital of St. John Baptist, which lease has long since expired without renewal, although Bel-lott's charity still continues in possession of the property.

The estates of the hospital in Wiltshire were surveyed in 1818, and were found to correspond with a previous survey and map made of them in 1749. The whole of these lands are now in the possession of the mayor and Corporation of Bath, who have let the same in the manner following: namely, a messuage, and fifty-three acres of land are let upon a lease, dated the 4th September, 1806, to John Thorle Deale, for fourteen years, at the annual rent of £75. This lease will expire at Michaelmas next, [1822,] and the tenant has applied for a new lease, but declares himself unwilling to give so much as the present rent, conceiving it to be too high.

A farm house and lands in Donhead St. Mary are let upon a lease, dated 18th November, 1806, to Thomas Maidment, for three lives, at an annual rent of 10s. 6d.

A messuage and premises in Ludwell are also let upon lease, dated 18th November, 1806, to Joseph Lush, for three lives, at an annual rent of 7s. 6d. The fines received upon these leases by the Corporation appear, from their accounts, to have amounted to £210 : 13 : 4.

The remainder of this estate, consisting of a cottage, garden, and orchard, is let to the same tenant, Joseph Lush, by a lease, dated the 2d November, 1795,

for three lives, at the annual rent of 2s.

It has been stated to the Corporation that they have *exceeded their power in the granting of the three last-mentioned leases for lives*, and the Corporation have engaged that such leases shall not be renewed; but as they fall in, the premises comprized therein shall be let for twenty-one years, according to the directions given by the foundation-deed.

There is no other property belonging to the charity, except the hospital in which the poor people reside (which appears to be in good repair) and the furniture in and about the same.

The whole of the rents, amounting to £76 per annum, are received regularly by the Corporation, and carried to their general account of rents in the books kept by their chamberlain; but the Corporation have engaged that, for the future, they will keep a distinct account of their receipts and disbursements on account of the hospital.

The chamberlain produced, upon oath, an account, commencing in the year 1791, and continued to the year 1819 inclusive, by which it appears that the receipts of the Corporation on account of the rents, fines, and legacies belonging to the hospital, for that period, amounted to the aggregate sum of £2078 : 0 : 11, and that the amount of their disbursements on account of the hospital, for the same period, was £1986 : 1 : 0½, leaving a balance due from the Corporation to the charity, for that period, of £91 : 19 : 10½; but no charge for management was included in their account of expenditure.

The hospital is kept open from

Lady-day to Michaelmas every year, for the reception of poor patients, who are appointed by Dr. Davis, the physician, or Mr. Sloper, the apothecary, who attend the hospital; and each of the patients is accommodated with one apartment, furnished suitably to the wants of the poor persons in the hospital.

The patients in the hospital are regularly paid 2s. 4d. each, weekly, by one of the serjeants-at-mace, belonging to the Corporation, who receives the same from the chamberlain.

There is a nurse belonging to the hospital, whose duty it is to take care of the poor persons in sickness, to keep their rooms clean, and to see that they conduct themselves properly, and to report to the Corporation accordingly; and there is also a physician who attends regularly once or twice a week, and whenever sent for.

There were no persons in the hospital at the time this examination was taken, in February, 1820; but it was stated that when there are any patients in the hospital, they are always kept decent and clean.

RENT-CHARGE FOR THE LEPER'S BATH.

***Elizabeth Strode*, of Downsyde, in the county of Somerset, by her will, dated the 20th March, 1712, left to the poor strangers that come to the Leper's Bath at Bath, the yearly sum of £5, out of her estates, in Gloucestershire, to be paid, yearly, for ever, at the feast of the Annunciation of the Blessed Virgin Mary, free of all manner of taxes and deductions; and if the same were not punctually paid within sixty days next after the said feast-**

day, in every year, for ever, in the chancel of the Abbey-church of Bath, between the hours of eleven and twelve of the clock in the morning, then she charged the said property with the further sum of £10 per annum, and for the same poor people, to be paid at the feast of St. John Baptist, at the same place, and between the same hours, free of taxes and deductions; and, also, all charges for the recovering the same. The rector of the Abbey-church was appointed to receive and distribute the £5 or £10, and, also, to enter and bring ejectments on the non-payment thereof.

The estate upon which the sum of £5 per annum was charged, appears to have been formerly called Tournay's Court Estate, and to be situate partly in the county of Somerset, and partly in the county of Gloucester. That part only which is situate in the county of Gloucester is now called the Tournay's Court Estate, and the part situate in the county of Somerset is called the Tadwick Estate. By the parties who finally succeeded to this property, it was arranged that the Tadwick Estate, now in possession of Dr. Peter Gunning, should be charged with the payment of the £5, given by the will of Elizabeth Strode, in case the same should be considered as an existing payment.

It appears that the annuity continued to be paid for the benefit of persons who could not afford to drink the Bath waters till about the year 1786, since which time no payment has been made, there being no bath known by the name of the Leper's Bath, now existing in the city of Bath, and Dr. Gunning not knowing,

therefore, to whom to pay it. The arrears amount to the sum of £170, which Dr. Gunning is ready to pay to any person entitled to receive them, and the Rev. Charles Crook, the present rector of the Abbey-church, at Bath, is willing to receive the arrears and future payments, under proper directions for the distribution of them.

The objects intended to be relieved by this charity appearing to be now provided for by the General Hospital at Bath, it is recommended, by the Commissioners, that the arrears now due be paid over by Dr. Gunning to the Rev. Charles Crook, the rector, and by him appropriated to the purposes of that institution; and that the future yearly payments be paid to the rector for the time being, and applied by him in like manner.

GENERAL HOSPITAL.

The registrar of this hospital produced a printed account of the income and expenditure of the hospital, which he deposed to be a correct account for the last year, ending the 21st April, 1819, whereby it appeared that the income of the hospital, arising from voluntary contributions that year, amounted to the sum of £1604:9:2½, and the income arising from permanent property, to the sum of £1572:8:5 only, which being less than the income arising from voluntary contributions, the Commissioners conceived themselves precluded by the provision of the act of the 59th Geo. III. cap. 81, from entering into any inquiry respecting the general management of the affairs of the hospital; but, inasmuch as the whole of the real estate of the hospital had been

in their possession more than twenty years, the Commissioners considered it to be their duty to inquire into the nature and management of such real estate.

It consists of an estate and lands called the Charmy Down Estate, situate in the parishes of Bath Easton and Katharine, in the county of Somerset, containing, by admeasurement, 402a. 2r. 38p. and was purchased, in the year 1750, for the sum of £5500 out of the funds belonging to the hospital. The land-tax has been since redeemed, which cost £891:11:3 and has been paid for out of the same funds.

This estate is now let upon a lease, commencing in the year 1812, to Robert Whittington, for a term of fourteen years, at the rent of £700 per annum; it was let upon notice and tender, and is considered to be well let. The last lease, which was in the year 1803, was at a rent of £370 per annum. The estate is subject to a rent-charge of £8:16, payable to the executors of Henry Parry, Esq. deceased.

The hospital is, also, entitled to the moiety of a rent-charge of £27 payable out of the manor of Siddington, which was given to the hospital, by James Clutterbuck, Esq. deceased. The sum of £13:10 is now paid regularly to the hospital, by Earl Bathurst and the Rev. Mr. Keeble, in respect of the said manor, but in different proportions.

The whole of the rents are received by the governors of the hospital, and applied to the general purposes of the charity.

LADY SCUDAMORE'S GIFT.

By indenture, dated in 1652,

appears to have been a lease for £200, on consideration of the Corporation charging their poor with the annual payment of which 40s. were to be paid for a dinner to the mayor and aldermen, and the sum of £8 to be given to a physician, to be annually applied by the Corporation, to the poor, on his advice, gratis, to poor persons resorting to the bath for their diseases and infirmities.

Pursuant to this arrangement, the Corporation regularly pay yearly to a physician, whom

they appoint yearly, and who does, for that consideration, visit Bellott's Hospital, already mentioned. The payment has been latterly made to Dr. Davis, whose attendance has been given to the poor persons only who are resident in the hospital; it would, indeed, be too much to expect that a physician would, for so small a salary, attend all the poor resorting to Bath; and the Corporation has considered that his attendance upon the poor in Bellott's Hospital is fully adequate to the salary which he has received.

PARISH OF ST. MICHAEL.

appears, by the copy of a deed of the late Lord Chancellor Thurlow, in the possession of the churchwardens of this parish, bearing date the 26th of March 1798, that a contest had subsisted between the parish of St. Michael and the Corporation of the city of Bath, respecting the property of certain lands in the city, which was finally determined in favour of the Corporation, but without prejudice to the right of the parish of St. Michael to receive the quit rents, amounting yearly to £11:6:4 per annum. By the authority of which the parish continued to receive the rents until the year 1800, when, at a vestry meeting on the 24th of July in that year, certain resolutions were passed for purchasing a piece of ground belonging to the Corporation near the church, to be used as burial-ground for the parish. A sum to be given for this purpose was £900, towards the raising up of which sum, the rents arising from the houses in the parish were the subject of the

proceedings in Chancery, were sold to the Corporation for the sum of £311. With this sum, and by money raised by the parish on a life annuity, the consideration for the said ground was made up, and the ground was conveyed by the Corporation to the parish, by an indenture dated 20th February, 1804, which indenture was produced.

WALTER HORSEMAN'S GIFT.

By the list of donations in the church of this parish it appears that, in the year 1709, *Walter Horseman* gave 20s. to be paid, yearly, at Christmas, for ever, out of a ground called Grove-close, situate in the parish of Lyncombe and Widcombe, to eight poor people of this parish, that should be of the communion of the church of England, to be distributed by the churchwardens. This rent-charge is regularly paid as directed. Mr. John Knight is the owner of the ground charged with the annuity, on which there is a house now built; it contains about four acres.

PARISH OF ST. PETER AND ST. PAUL.

GIFT OF SIR WILLIAM WALLER
AND OTHERS.

According to the list of donations in the church of St. Peter and St. Paul, or the Abbey-Church, in Bath, “*Sir William Waller, Lady Booth, and William Edward Sturridge*, gave £300, which sum is in the chamber of this city, the interest, at £15 per annum, paid by the chamber for the use of the Abbey-Church for ever.” There is always a constant exigency for the application of this money, and no balances remain in the hands of the churchwardens at the end of the year. They keep a book, in which is accurately entered an account of all the moneys which they receive and expend, which book was produced and inspected by the Commissioners.

It appears, also, by the list of donations to this parish, that Mr. *Power* gave 40s. per annum to the poor of this city, to be paid out of his house in the Marketplace, to be distributed at the discretion of the mayor and justices; and that Mr. *Attwood* left 52s. a-year to the poor of this city, for ever, to be paid out of the chamber, and to be given in bread, 1s. each Sunday; and, likewise, that Mr. *Clement*, and others, gave £6 : 3 per annum, to be paid out of the chamber, and to be given in bread to the families of poor freemen of this city.

With respect to Mr. Power’s donation of 40s. per annum, and, also, that of Mr. Clement, and others, of £6 : 3, the management of these charities is kept by the Corporation in their own hands, but the annual sum of 52s. is paid to the churchwardens

of this parish out of the chamber and is distributed, every week, in bread to the amount directed by the donor. The sum of 40s. appears in the rental of the Corporation, as paid in respect of houses in High-street, now occupied by Mr. Jones and Lucy Gibbons, and this sum is called *Power’s Gift* in the rentals. This is regularly received by the Corporation, the late occupier of one of the houses having for some years in arrears as much in proportion, which is £1 : 2 a-year. It does not appear that the particular sum so charged on these houses is specifically appropriated according to the intention, but it is understood to be included in a much larger amount, contributed, yearly, by the mayor and justices of Bath, to the poor of this city. It is obvious to remark that, in this case, as in others, the application of the charity-moneys to the rental of the Corporation, mixing them with their own, in one account, tends to weaken the evidence and security of charity-property. The Commissioners recommended, therefore, a distinct account and application to be kept and made, in respect of such moneys.

As to the £6 : 3 a-year, given by Mr. Clement and others, it appears that the chamber of the Corporation does annually, in Lent, distribute bread to that amount among the poor at the Guildhall, and it is believed to be the application of that charity; with respect to which case, the Commissioners again observe upon the want of certainty and security, arising from the neglect to execute the charity by a distinct and specific application.

MR. WALTER PELLING.
 Also, by the list of
 in the same church,

Walter Pelling gave
 acres of land, in the pa-
 Hunsden, in Herts, to
 of Bath and the town of
 ge, for ever, the income
 ived into two equal
 owbridge receiving one
 the parishes of St. Pe-
 St. Paul, St. Michael,
 James, in Bath, the
 f.

py of the instrument by
 a land was given could
 iced; but it was col-
 m an old parish-book,
 conveyance was made
 enture, dated the 28th
 , 1677. Mr. Trimbrell,
 bridge, a late church-
 f that parish (since de-
 had the letting of this

The churchwardens
 arish of St. Peter and
 very lately received a
 m Mr. Trimbrell's son,
 them that the charity-
 had been let to Mr. Ni-
 Calvert, at the rent of
 a-year, which appears
 e value. The rent is
 all taxes and outgoings.
 chwardens of this pa-
 received their moiety
 Trimbrell annually, and
 to do, in future, from

This moiety they dis-
 equal proportions be-
 e three parishes of St.
 d St. Paul, St. Michael,
 James. It is given away
 cond poor in this and
 two parishes.

OF RICHARD PITCHER.
 ame list of donations
 resses that Mr. *Richard*
 gave a field, in the parish
 ombe, for the use of the

Abbey-Church for ever. An
 entry in the old parish-book of
 the will of Richard Pitcher, dated
 30th July, 1683, was exhibited,
 whereby the testator, among other
 things, gave his ground at Lyn-
 combe to his wife for life, and,
 after her decease, the rent of the
 said ground to be and remain
 towards the repairing the church
 of St. Peter and St. Paul, in
 Bath, for ever.

The land consists of about four
 acres of pasture, situate in Lyn-
 combe, now held by Mr. Oran,
 a milkman, as tenant from year
 to year, at a clear rent of £24 a-
 year, the tenant paying all taxes,
 parliamentary and parochial,
 which is considered as rather
 more than the land is worth. The
 rent is applied to the general re-
 pairs of the church, together with
 the other moneys in the hands of
 the churchwardens, applicable to
 the same object. The whole is
 constantly required for these pur-
 poses, leaving no balance in
 hand.

GIFT OF JAMES ROFFEY.

Mr. *James Roffey*, as appears
 by the same list of donations,
 gave £100, the interest to be
 given in bread every Christmas
 to the poor of this parish, which
 sum has been laid out in the pur-
 chase of stock in the Three per
 Cent. Consols, producing a di-
 vidend of £5 : 3 : 6, which is
 received by the churchwardens,
 and distributed at Christmas,
 yearly, in bread to the poor of
 the parish.

It appears, by the will of Mr.
 James Roffey, dated 17th May,
 1771, that the benefit of this do-
 nation was to be confined to per-
 sons not receiving alms of the
 parish, but the money has hitherto
 been given away in bread, with-

out ascertaining whether the persons receiving it do receive parish relief or not; the Commissioners were assured, however, that, in pursuance of their recommendation, the distribution would be confined in future to those who do not receive parish-relief.

BENEFACTION FOR A SERMON.

The same list of benefactions in the Abbey-Church records a donation of £50, stock, Five per Cent. Navy Annuities, for a sermon on the evening of Good Friday, which the Commissioners were given to understand was the gift of a person unknown. A solicitor of Bath, in the year 1815, gave this money to Mr. William Davis, who was then sidesman to the churchwardens of the parish, for the before-mentioned purpose, as coming from a person whose name he did not disclose, desiring that it might be invested in the funds; and it was accordingly invested in that year in the names of Johnson Phillott, Esq. the said William Davis, and Mr. Thomas Batchelor. The sermon is regularly preached by the curate of the parish, and the money paid to him according to the donation.

GIFT OF F. ANSTEY, ESQ.

The list of donations contains, likewise, an account of £200 left by *Francis Anstey*, Esq. to be invested in stock in the Three per Cent. Consolidated Bank Annuities, to be divided amongst the poor of St. Peter and St. Paul; which investment was made on the 7th of May, 1817, in the purchase of £250 stock, in the names of William Davis, Thomas Batchelor, Charles Pritchard, and James Peacock. The

dividends, amounting to £ are regularly given to the poor, (or the poor not receiving parochial relief,) in small as they are received; and names of the persons to whom it is given are all entered in parish books, with the names of which each person receives

CHURCH QUIT-RENT.

There are also certain rents payable out of houses in Bath, which quit-rents from time immemorial, have been received by the churchwardens of this parish, and applied to the repairs of the church; but there appear to be no documents ever in existence to show the origin of these rents. The principal part of the houses which the rents issue stand on the site of an ancient church called the Stall church, which was formerly the parish church of St. Peter and St. Paul. The rents are payable and collected yearly, at Lady-day, by the churchwardens, and are entered into the account of the fund for the general repairs of the church. There is never any balance in the hands of the churchwardens, the whole of the fund being always exhausted in the repairs of the church. They are regularly paid by the following persons

Mr. Rose.....	£0
Mr. Penny	1
Mr. Cox.....	5
Mr. Atkinson.....	0
Mr. Harvey	2
Mr. East	1
Mr. Godwin	0
Mr. Shaw	0
Mr. Thomas	0
Mr. G. Taylor	0
Mr. Charles Trimmell.	3
	<hr/>
	£17
	<hr/>

HUNDRED OF BATH FORUM.

PARISH OF BATH EASTON.

John Hellier, Esq. in 1712, left the interest of £180, and the residue of his personal property, to be paid to the vicar of Bath Easton, for teaching, or causing to be taught, twenty-four poor boys, of the parish, reading, writing, and arithmetic. Owing to the insolvency of the executor, only £120 was received, on account of this devise, to the uses of the charity, and which is now invested in the public funds, in the names of Mr. Walters and Dr. Cooper. The annual dividend of £5:5 is regularly paid to the village school-master, who educates for it eight poor boys in reading, writing, and arithmetic. The nomination of the boys is with the trustees, and they have been always selected from the poor of the parish. The same person is master of the Sunday-school and day-school, but he gives particular instruction to the eight boys for the special consideration mentioned. The vicar visits the school, and sees that the master does his duty.

PARISH OF BATHFORD.

HENDY'S GIFT.

Mr. *Samuel Hendy*, in 1729, left a rent-charge of £15, free of all deductions, upon trust, that, on every Good Friday, £5 should be distributed, in bread, among the parish poor of Bathford, and the residue of £10 to be given, in as private and decent a manner as possible, among distressed clergymen. This rent-charge is now payable to Messrs. Wiltshire

and Pickwick and the Rev. R. Bedford, as trustees. The annuity was, for many years, withheld; but in the year 1846, the arrears were recovered and paid up, producing a sum of £200 and upwards, to which was added, by the then churchwardens, a sum sufficient to purchase £1000, Three per Cent. Consols, which now stands in the names of the present trustees, the dividends of which (£5:2 year) are annually applied to the same purposes as the rent-charge is directed by the will to be appropriated; with this variation, that the one-third that would have been given in bread is given in coals to the poor, that being thought a more beneficial application of the charity.

The owner of the property, subject to the rent-charge, is Mr. Pickwick, one of the trustees who, for identifying the lands with greater certainty, undertook, in 1787, to convey to trustees an annuity of £15 charged on a specific estate; and only a draft of this instrument was produced to the Commissioners, and whether it had ever been executed could not be ascertained. The trustees, however, engaged to see that the arrangement was perfected.

WILLIAM BRISCE'S GIFT.

William Brisce, in 1787, left £100, Three per Cent. Consols, upon trust, that the dividends should be paid to the vicar and churchwardens, to be by them laid out in bread, to be given to the poor of the parish not receiving alms, one-half to be distributed on the 11th of May, the birth-day of the donor. The stock now stands

in the names of Messrs. Wiltshire and Yeeles, and the bread is distributed on the 28th January, (the anniversary of the testator's death,) and the 11th of May, yearly.

THOMAS SKRINE'S GIFT.

It is stated in the Report made to Parliament, in the year 1786, that one *Thomas Skrine*, in the year 1663, gave the sum of 8s. a-year to the parish of Bathford; but, on inquiry, no trace whatever can be found of this charity.

PARISH OF FRESHFORD.

JOHN CURL'S CHARITY.

John Curl, by his will, in 1703, gave his farm and lands, called Chirton, situate in the parish of Cheriton, *alias* Chirington, in Wiltshire, in trust, to suffer the vicar of Bradford, in Wilts, and the rector of Freshford to receive the rents, and thereout to pay £30 to the two parishes respectively, in the manner therein stated; with respect to the parish of Freshford, he directed that the churchwardens should yearly distribute £15 among thirty poor persons of the parish, who should have lived by their honest labour, as the rector of the parish should from time to time nominate. The sum of £15 is regularly received and distributed by the rector and churchwardens on St. Thomas's day, agreeably to the directions of the testator.

Mr. Curl also left a piece of ground, called Eaton's, lying in Freshford, to be held by the rector as an encouragement in his sacred function; and he also gave £100 for the use of the rector for the time being, to be laid out in the purchase of land,

or of a rent-charge, with his approbation, to be held by him for the like purpose, with a condition annexed to both the said gifts, that the rector should continue to reside in Freshford, and officiate there morning and afternoon every Lord's day; and, in case of neglect so to do for the space of one month, (sickness excepted,) the same was to be forfeited and given to the use of the poor of the parish, but which forfeiture was not to affect the right of his successors.

No second service has been performed during the time of the present rector, on account, as was stated, of the parish being a small one; but the rent of the ground called Eaton's, and the interest of the £100, to the year 1816, have been paid to the churchwardens, and by them applied to the poor of the parish.

The £100 has not been laid out in land, but remains in the hands of Mr. Frampton, to whom it appears to have been lent by the trustees; but it does not appear upon what security. The churchwardens have engaged to call in the money, and, when received, to invest it in the purchase of land.

ANN PUGH'S GIFT.

Mrs. *Ann Pugh*, in 1812, gave the sum of £100, the interest to be distributed in bread to the poor of the parish of Freshford, on St. Thomas's day, yearly.

GIFT OF THOMAS JOYCE, ESQ.

It appears, by a tablet in the church, that, in 1817, *Thomas Joyce*, Esq. gave to the rector and churchwardens of this parish £100, upon trust, to be placed out upon security, and the interest distributed in bread,

on the 4th of September, yearly, to poor parishioners not receiving parochial relief. This sum has not been paid by the executors, they have only paid the interest, which has been applied according to the trusts of the will; but the rector and churchwardens have engaged to apply to the executors for the payment of it immediately, and to have it laid out in the purchase of stock in the Three per Cents.

PARISH OF KELSTON.

REV. R. KENING'S GIFT.

The Rev. Robert Kening, in 1799, gave £120, in trust, that the interest of £100 should be employed, every year, for placing out a poor boy apprentice, either of the parish of Kelston or of Marshfield; the interest of the remaining £20 to be appropriated to the charity-school of Marshfield. This gift was, long since, invested in Old South-Sea Annuities, and the dividends of £7:2:4 are now received and applied, agreeably to the will of the testator, by the Rev. C. Hawkins, the rector of Kelston.

John Harrington charged his manor and estate at Kelston, now called Kelston-house, with the payment of the sum of £3 per annum, for the schooling of children in the parish of Kelston. This sum is paid by Sir John Caesar Hawkins, bart., the present owner of the estate, to a schoolmistress in the parish, for teaching six poor children of the parish to read. This estate, also, appears to have been, time out of mind charged with the payment of £1:5, yearly, to the clerk of the parish, and

which payment the present owner still continues; but the origin of of this gift cannot be traced.

It appears, by an entry made in the churchwardens' book of this parish, that *Archdeacon Huddleston*, by his will, in 1748, charged his estate in Gloucestershire, for ever, with a pension of 20s. per annum, to be paid on or before every 1st day of December, to his successor in the rectory, to be by him disposed of in twenty twelvepenny loaves of bread, to the same number of such poor persons of the parish of Kelston as he should think fit, every Christmas-eve. This sum appears to be paid, but not regularly, by Lawson Huddleston, Esq. the owner of the estate in Gloucestershire, to the churchwardens of Kelston, and is laid out in bread, which is distributed among the poor of the parish, on every Christmas-eve, under the superintendence of the rector himself.

PARISH OF LYNCOMBE AND WIDCOMBE.

WILLIAM HILL'S GIFT.

The table in the church makes mention of a sum of £107:13:2 left by the late Mr. *William Hill*, (with which the trustees have purchased stock in the Four per Cents.), to be given by the churchwardens to the second poor, on the Sunday next before Christmas Day, for ever, the principal being never to be transferred or sold out. The parish has now the interest of £100, in the Four per Cents. which stands in the names of Mr. James Evill, silversmith, and Mr. Richard Cantwell, bookseller, of Bath. It is distributed on the Sunday

which was to be advanced in loans of £25, to freemen, for ten years, without interest. The city of Bath has regularly received from the chamber of Bristol its due share of this gift, though, we believe, a very unsatisfactory account can be rendered of its application. Mr. Warner, in his History of Bath, gives a list of the chamberlains of the city who received the money, and then observes, in a note, p. 178, as follows:—

“By the above statement, it appears that the sum of £936 has been received by the Corporation of the city of Bath, under the donation of Sir Thomas White. But, owing to the nonpayment of the sums which were advanced, and the former inattention of the chamber of the city, the two last payments, of 1766 and 1790, *are now only accounted for*. These sums have been advanced, in proportions of £25, to deserving young men, on their entering into business, for ten years, without interest, to be lent, at the expiration of that term, to others in similar predicaments; so that, at present, the sum of £208 is floating in this very judicious and beneficial manner.”

The Corporation would receive another £104 in 1814, making the total sum received, on account of Alderman White, £1040; and we should like to know how much of this sum is at present floating in the beneficial manner described by Mr. Warner.

The grammar-school forms a notable abuse in the management of the Corporation, not a single scholar being on the foundation, nor has any ever been appointed, yet the master receives a handsome salary, together with the tithes of Wharcombe, and enjoys, besides, rent-free, the use of spacious premises, for the accommodation of his private pupils. That any material reform will be made in the management of this endowment we have not the slightest expectation, notwithstanding the resolutions of the Corporation. These, like the decree of Sir John Trevor, will soon be forgotten, after serving the temporary purpose of diverting the Commissioners from more efficient measures. It will, however, be partly the fault of the citizens of Bath if they do not benefit from the present Inquiry; the origin and nature of their charitable endowments are now brought home to them—their interests therein, and the duties of those who administer them, are all set forth, so that they will have nobody but themselves to blame if they do not profit by the information.

It cannot, however, be concealed that, constituted as municipal bodies mostly are, there is little power either to detect or punish their delinquencies. They form, in fact, a great blot in our social economy, which, by some oversight, has escaped those gradual reforms that have been introduced into other departments of our public administration. Of the powers and constitution of the several branches of our Government, and of the way in which the functions of each is administered, ample information, for the most part, is laid before the public; but, of the origin and proceedings of corporations no one knows anything. There is no publicity—no control—nor responsibility anywhere. All that we know of them is that they have a sort of perpetual generation among themselves—that they have many fat things in their gift, which they either appropriate solely to their own use, or bestow on their relatives and dependents—that they have much feasting at other people's cost, and that they maintain a reserved and pompous demeanour towards those from whom they originally derived their power, and for whose benefit they were created.

Any attempt to inquire into the charters and immunities of these privileged bodies is viewed with the utmost aversion and even alarm. We have an instance of this in the treatment the Rev. Mr. Seyer received from the Bristol Corporation. This gentleman was desirous of publishing a correct version of the charters of that city, apparently for no other purpose than as a literary or antiquarian curiosity. He applied to the Corporation for permission to inspect the originals in their possession; the question was debated

in common-council, and the *application refused*. Who could tell what might be the result? The citizens might claim some obsolete franchises, or the worshipful body lose part of their revenues. The example of Newcastle-upon-Tyne was relied upon. After Mr. Brand had published the history of that place, the Corporation lost a large portion of the town-duties. It is true, the Corporation of Newcastle had wrongfully levied these duties—but what of that? They had always been received, and paid without grumbling, till they incautiously permitted the historian to look into their archives, and expose their injustice.

There are two ways of effectively improving—for we would not have them abolished—the administration of municipal authorities. We would give greater *publicity* to their proceedings; and, secondly, render their constitution a little more *popular*. The practice of *breeding-in* is as unfavourable to the growth and improvement of public bodies as of animals and vegetables. A community of feeling, a reciprocation of favour and obligation, is necessary between the different classes of every society, from that of a city or town to the whole community. As it is, corporations form so many little oligarchies, scattered through the country—the mere cess-pools of all that is corrupt, servile, and intolerant—and the exercise of whose sway, within their respective local jurisdictions, is more insulting and oppressive than that of the feudal lords, whose domination they supplanted.

PRESTON, IN LANCASHIRE.

CORPORATION OF PRESTON.

PRESTON is a market town, borough, and parish, situated on the river Ribbles, in the hundred of Amounderness, county palatine of Lancaster. It was incorporated by Henry II. in 1160, and the privileges and free customs granted by this and subsequent royal grants were confirmed by charter of 30th of Charles II.

The body corporate consists of a mayor, recorder, seven aldermen, and seventeen capital burgesses, who, together, form the common council of the borough. The mayor, and two town-bailiffs, and two sergeants, are elected annually, upon the Friday preceding the festival of St. Wilfrid, who was formerly lord of this town, and they are invested, on the 12th of October following, by a jury of twenty-four guild burgesses. The members of the council, with the exception of the mayor, retain their seats for life, or during the pleasure of a majority, and vacancies are supplied by the *remaining members*. The town sends two representatives to parliament, and affords the nearest practical example of universal suffrage in the kingdom; every male inhabitant, whether housekeeper or lodger, who has resided six months in the town, and who has not, during the last twelvemonth, been chargeable to any township as a pauper, having a right to vote for two candidates at elections. This principle was established by a decision of the House of Commons, on an appeal, in the year 1766, and has ever since been acted upon.

The burgesses are entitled, by the charter of Henry II. to have a GUILD MERCHANT, with the usual franchises annexed, of safe transit through the kingdom, exemption from toll, pontage, and stallage; liberty to buy and sell peaceably; and power to hold a guild for the renewal of freedom to the burgesses, the confirming of by-laws, and other purposes. This privilege is still made the occasion of great festivity. For a long time after their first

by the Corporation, and who received quarterage from the boys. The lower school-room is now let, by the Corporation, at £6:6 a-year to a person who keeps a school there.

The low state of this school is the subject of general complaint and regret amongst the inhabitants of Preston. The Commissioners received different statements as to the number of boys in the school during the

early part of the time of the present head master: it is, however, admitted that the number is now very considerably reduced, though, within the last two years, there has been a small increase. It would be difficult to assign the precise reason of this reduction, which must be imputed to various causes; but, in all probability, the *ceasing to take scholars* has had some effect.

OBSERVATIONS.

As the Commissioners appear at a loss to discover the precise reason for the decay of this school, and also to recommend any specific plan by which it may be restored, we will shortly state what has occurred to us in our Report. In the first place, it seems the head master receives more than his fair proportion of the emoluments of the foundation. He has the school-premises, worth £30 a-year; he receives the whole produce of the school-field, £55:1:6 from the school-close; he has a salary of £45 from the Corporation; and receives, upon an average, one guinea, as a gratuity, for each free scholar: making his total income, for teaching fifteen scholars, £145:16:6, which is, certainly, too much in Lancashire, where mechanics' wages are only about one shilling per diem.

But it is plain the head master is not entitled to the whole of this income. The profits of the school-field are expressly stated to have been devised for the "master and masters" of the school; of course the under master is entitled to his proportional part. Before, however, we would allow a gentleman to participate, we would introduce some change in his department of the school. The worst of *free-schools* is that most of them are more expensive than any other—so many charges for cockpennies, hat-money, candle-money, sweeping-money, entrance-money, besides presents, that parents never know when they have got through all the exactions levied at these places; and, after all, they are humbled with the idea their children are receiving a gratuitous education; on which account the masters themselves often assume airs that are anything but agreeable. Can we wonder, under such circumstances, that free-schools are deserted? It seems, in the lower school, at Preston, about half-a-guinea is levied for a *cockpenny*. (In Lancashire name, we believe, for a poll-tax,) and that half-a-guinea a year more is charged for writing and accounts, which make the expense of the free-school greater than that for which a common education may be obtained in any other place in the northern counties. We would, therefore, at once cut off these cockpennies and quarterages, and render the school at least really free to all the inhabitants of Preston. As a compensation to the usher, for these sacrifices and the extra trouble he would be obliged to perform by the increase in the number of his scholars, we would allow him the half of the income from the school-field, the whole of which is now improperly given to the classical teacher.

Under this plan we have no doubt the school would soon thrive and attract plenty of scholars. There is nothing to interfere with such arrangements on the part of the Corporation, they have got rid of all the ancient documents relative to the foundation, (if ever any existed,) and may do just as they please with the charity, provided their measures tend to the benefit of the inhabitants.

The upper school we would continue as heretofore, and certainly

to allow the master to take boarders. The mischief of this is seen in all places. Wherever it is allowed, the free-boys are sure to be excluded by one species of persecution or another, as is shown both at Bristol. Indeed, it is contrary to the nature of things that masters look with equal favour on boys who pay and those who do not; on that account it would be best, perhaps, to abolish the *presents at Shrovetide*; but of these varying from different persons, they afford some ground for suspicion of partiality and distinction, which ought to be excluded from a school, and, indeed, are inconsistent with the genuine character and object of such institutions.

BREAD CHARITY.

An entry in an old register states that Mrs. Smith, in 1710, gave an interest of £10 for bread for the poor at the sacrament. Some money was laid out in the purchase of land in Whittingham, with other money belonging to Cuddeley School, together with £10, given by the Rev. John Peploe, vicar of Preston. The interest of this property is now divided into the proportional share of the Preston charity yearly.

The distribution of bread appears to have been made regularly during the time of the late vicar, but the tenant had not paid his rent, during the incumbency of the present vicar, at the time of this Inquiry. An account, however, has since been taken, by which it appears that £18 : 5 : 7 was due to the charity; this sum has been received by the vicar, and he intends to apply it, as nearly as possible, according to the intention of the donor, and, in future, to make the distribution regularly every year.

RICHARD HOUGHTON'S CHARITY.

Richard Houghton, by indenture of feoffment, in 1613, conveyed to Thomas Whittingham, John Whittingham, and three others, and their heirs, a close, called *the crook*, in Whittingham, containing, by estimation, five

acres, upon trust, to pay to the poor people of the following townships as follows; namely, the yearly sum of £1 : 10, on every St. Thomas's Day, at the Cross, near Longridge-chapel, in Alston; the sum of 15s. on every Good Friday, at the font-stone within the parish-church of Preston; and the sum of 15s. on All Saints' Day, at the church or chapel of Samlesbury.

The property belonging to this charity consists of the five acres mentioned, let to Richard Dixon, as yearly tenant, at £10 a-year. It is divided amongst the three townships interested, in the original proportion. The share paid to Preston is £2 : 10, and the same sum to Samlesbury (which is in the parish of Blackburn), and the remaining £5 is paid to Alston. The share distributable in Preston is disposed of by Mr. Aspden, chiefly amongst aged females, who receive each 2s. 6d. and, in one case, 5s. is given. The same persons generally continue to receive it for life. No distinction is made whether they receive parish relief or not.

The shares belonging to Samlesbury and Alston are transmitted to the clergymen of those two places.

APPRENTICE AND DEBTORS' CHARITY.

George Rogerson, in 1619, for the great zeal and good-will which he bore to the poor people

inhabiting the town of Preston, and for the better helping and relieving the poor prisoners which, from time to time, should be in the castle of Lancaster, subjected certain lands he held to a yearly rent-charge of £13, whereof £9 to be paid to the mayor of Preston and four of the ancient aldermen, for the use of the poor of the town, and the help of poor apprentices, to learn some occupation; the residue to the mayor and aldermen of the town of Lancaster, towards relieving the poor prisoners with meat and drink, who should, from time to time, be in the castle of Lancaster; the same to be paid half-yearly, on the feasts of St. John the Baptist and St. Thomas the Apostle.

The property subject to the annuity now belongs to Mr. James Heatley and to James Rodhwel, Esq.; the former holds the part situate in Preston, consisting of the Causeway-field, Higher Padway-field, and Lower Padway-field, and on which the £9, payable to the Corporation of Preston, is secured; the other holds the estate in Broughton, called Broughton Tower Estate, on which the £4, payable to the prisoners in Lancaster-gaol, is charged, and by whom this payment has been regularly made.

The £9, received by the Corporation of Preston, has been applied in assisting apprentices, in the following manner:—when a child is bound apprentice, the sum of £2 the first year, and of £1, in each succeeding three years, is given to the parents, with the consent of the master, for clothing, and towards the maintenance of the child. It is not much the practice now for masters to take the children to

board, and this money is an assistance to the parents to support their children. The money arising from Banister's charity, next mentioned, is disposed of with this, and the accounts are blended.

The mayor and aldermen did not feel justified in allowing more than £5, the ancient allowance, for any one boy; and, therefore, this and Banister's charity have increased so much, that, in 1818, a balance of £80, which was then in hand, was placed in the Old Preston Bank, at three per cent. interest. This sum, with the accumulation of interest, amounted, in June, 1823, to £91:16:8. No money has been drawn from the banker's account since 1818, the annual income having been sufficient, since that time, for the demand; and the money received and paid being, at the time of the Inquiry, very nearly balanced.

The application of the £4; given for the use of the prisoners, will be stated in the report of the charities in Lancaster.

BANISTER'S CHARITY.

In 1628, *Henry Banister* bequeathed, after the sale of his lands, £600, to be "disposed of towards the maintenance of a minister or ministers of God's word, to water the dry and barren places in the county of Lancaster, where there should be greatest want of a preaching ministry;" and that if the £600 could not be settled in perpetuity without hazard of loss, he then bequeathed the same to be disposed to such other uses as his trustees, or any four of them, might appoint. The testator, also, left £200, for putting out poor children of Preston appren-

This £200, together with part of the first bequest of an estate in Brockholes, consisting of messuages and tenements, twenty-five acres of land and a fishing in the water of the Ribble, to the extent of the

One moiety of this purchase was to be appropriated to the maintenance of a minister in the parish, to teach and preach to the people, "according to the canonical laws of the realm;" the other to form the apprentice-

the trustees appear to have been twenty five in number, among whom were the mayor and three aldermen; and it was directed, that any twelve or more of the twenty-five trustees should die, the survivors should convey the estate to the use of themselves, or twelve, or more, other persons, free burgesses of Preston." The trust now consists of the select body of the Corporation, called the mayor and council, consisting of twenty-five individuals.

In 1658, the estate in Brockholes was demised for a term of 1000 years, to Richard Farnington, in consideration of a clear yearly rent of £16, by Evan Wall, mayor of Preston, and sixteen others.

The term is now vested in Sir James Dalrymple Hesketh, whose ancestor became possessed of it by purchase from Richard Farnington, upwards of 100 years ago, who, at the same

time sold an estate of inheritance, of about ninety acres, in the township of Ribblesdale, to which the charity estate in Brockholes adjoins. The whole appears to have been always treated as one farm; but

the leasehold lands, belonging to the charity in Brockholes, and which contain about twenty-five acres, are separately known from the freehold lands, as lying in a different township. The annual value of the charity-estate is stated to be about £67 : 10; but as it has been let together with the adjoining freehold land, no separate rent has been paid for it.

The rent of £16 is regularly paid to the Corporation of Preston.

There was a considerable quantity of timber on the premises, which has been cut and carried away by the lessees; one fall was in 1787, and another in 1800. By entries in the Corporation-books, it appears that the timber was claimed by the Corporation, as belonging to the charity, and the opinion of counsel was taken at both these periods, which was decidedly in favour of the claim; no steps, however, were taken in consequence, and the lessee received the amount. There is at present some timber standing.

It appears to the Commissioners that the charity is entitled to the *timber upon the estate*, and they trust that an arrangement may be made between the Corporation and the lessee, by which, at least, the value of that cut in 1800 may be accounted for. It may be difficult, at this distance of time, to ascertain the exact value, yet a fair compromise may be made for the benefit of all parties, and steps will, it is hoped, be taken to prevent any difficulty of this sort in future.

Of the rent of £16 the sum of £10 is paid to the vicar of Preston, and the remaining £6 is applied, together with the pro-

duce of Rogerson's charity mentioned above, in binding out apprentices.

BLUE SCHOOLS.

In 1702, *Roger Sudell* left a stable and hayloft, in Minspit-Weend, to convert into a school-house, under the direction of the vicar of Preston, for poor children to be instructed, gratis, in reading and the principles and doctrines of the established religion. He also devised, out of his premises in Minspit-Weend, a clear annual rent-charge of £12, out of which, £10 was to be paid to the teacher in the said school, and the remaining £2 to be expended in buying books for the use of the school, so long as his executor, with the concurrence of the vicar, should approve.

The nephew and executor of the testator, with the consent of the vicar, drew up the following rules for the government of the charity:

1. That, upon the death or relinquency of any master, another should be elected in three or six months; and that the heirs and assigns of the premises, from whence the endowment of the school should proceed, should, upon every such vacancy, have power to nominate a fit person for the vicar to approve of.

2. The children of the school not to exceed twenty-five, such number being as many as the master could teach, or the school contain.

3. The poor and poorest children of the town and parish of Preston to be first respected; the names of such as should apply to be written on a table, and hung up in the school till a vacancy should occur; the chil-

dren to be taken in order as their names should stand there.

4. Boys, once admitted, to attend constantly; and, when educated fully in reading, writing, and their catechism, to remain till fit to go to trade or apprenticeship, and no longer.

5. The children to behave civilly and properly; to come to school every Lord's Day, and other days, as occasion should require, and wait on their master to church, and not to be seen elsewhere at public worship, the school being, according to *Mr. Sudell's* will, one wherein the church of England catechism only was to be taught, and the catechist expressly required to be a man of the church of England; and, therefore, if any children should go elsewhere, they seemed not proper objects of that foundation.

In 1779, the Rev. Mr. Andrews, vicar of Preston, visited the school, and in order that more boys might share the benefit of the charity, directed that none should be admitted till they were nine or ten years of age, and not continue longer on the foundation than three years.

The rent-charge of £12 is paid regularly by the agent of the Earl of Derby, the present owner of the property charged. Besides this provision, there is also a sum of money belonging to the school, derived from several benefactions, consisting of £742, New Four per Cents. and £685 : 1, Three per Cent. Consols, standing in the name of the vicar, by whom the dividends are regularly received. And in 1813, the stock of money belonging to the charity amounted to £1000, which was then laid out in the purchase of stock.

in the present vicar came to Preston, in 1817, there were two schools called the Blue-coat-schools; one for boys, kept in premises left by Roger Sudell, and a girl's school, kept in premises erected by the Rev. Samuel Peploe, (afterwards Bishop of Exeter,) when vicar of Preston, adjoining on part of the vicarage land, adjoining to a field called the Whitakers, on the north side of the town of Preston. An account of the site of this school-house is given in the parish register, made by Mr. Peploe, who states that it was erected with money collected in the parish of Preston, for the use of the charity schools. This stands in a row of buildings belonging to the vicarage, Whitaker's Row.

After the present vicar came to Preston, it was proposed by the committee of a national school then lately established, to unite the Blue-coat-schools with the National School; and it was agreed, in that the scholars of the Blue-coat-Schools should be admitted into the National School, the vicar having liberty to receive not exceeding thirty boys and thirty girls, to be on the rolls at any one time; and the vicar should give the clothing, as usual, to the regular scholars of the National School as he should think fit, giving the exclusive management and control of the old schools; and it was expressly agreed that the vicar should be at liberty to dissolve the union of the two schools, by withdrawing the children and withdrawing the funds.

At this union, the number of

children attending in the schools was very irregular, and did not amount to twenty of either sex, the master and mistress *being old and inefficient*.

In consequence of those resolutions the schools were united, and the vicar continued to select boys and girls, who were clothed yearly out of this charity. Soon afterwards, a fund being raised in the town for supplying the children in the National School with clothes, at a cheap rate, by which means they were *better clothed* than from the old charity, the dress formerly supplied by the Blue School charity fell into discredit; and as *the vicar did not think himself justified in altering the fashion or quality, he ceased to supply any clothing, or nominate any children to the school; and for about a year and a half before this inquiry, (September, 1823,) there was no child in the National School specifically appointed by the vicar on account of this charity*. The vicar stated that it was his intention, in 1822, to have re-established the school upon its ancient foundation, but that he was prevented by the *state of his health* and other unavoidable circumstances.

During the union above-mentioned, the funds of the charity have increased; and, there is now in the bank of Messrs. Pedder and Co. of Preston, £269 : 9 : 0, bearing interest at three per cent.

The vicar is desirous to unite both the schools in one school-house, as the school-room left by Sudell is in a bad situation, out of repair, and not sufficiently large for the purpose, and the house belonging to the vicarage still less fit for the purpose, being only half the size of the other. He thinks, that he could, for the mo-

ney in hand, purchase a large building in a convenient part of the town, and establish the schools there with advantage; but it may be doubted whether it would be prudent to lay out so large a sum as would be required for this purpose. The Commissioners trust, however, that some steps will be taken *immediately for rendering this charity useful.*

Besides what was directed to be laid out in books by the testator, it appears, by the old book of accounts of this charity, that the sum of £10 was left by an unknown person, about 1755, to buy books for the boys and girls in the charity-school. This sum of £10 formed part of the money which was afterwards laid out in the funds.

There is also entered in the same book, an account of bibles and other religious books distributed from the interest of £20 left by Mr. Maddocks for books for the girls. This distribution of books commences in 1732, and continues down to 1747, when it is stated that the persons who held the money became insolvent.

An addition to this charity was intended by *John Wyke*, late of Preston, who, by will, dated 3d March, 1810, bequeathed to such clergyman as should happen to be vicar of Preston, at the time of the death of his wife, the sum of £100, upon trust, to apply the interest to the use of the Blue Schools. The testator died soon after making his will, and his widow died in May, 1821. *William Wyke*, a butcher, of Preston, was one of the executors; and, according to the terms of the

testator's will, the residue property was to be divided between him, two of his sisters, and two cousins. About a year after the death of Mrs. Wyke, divided about £200 each, without taking any notice of the bequest to the charity, or making any provision for the payment of it. *No excuse can be offered for this gross breach of duty by the executor.* It appears that *William Wyke* has been insolvent, and the other legatees are also to be in low circumstances. The Commissioners think it improbable that, if proper steps were taken immediately, a part at least of the legacy could be recovered.

It is much to be regretted that the vicar, who was aware of the bequest, did not apply to *William Wyke* immediately on the death of Mrs. Wyke. If he had done so, it is most probable that the legacy would have been obtained.

From the book of accounts of the Blue-coat-School, it appears that the sum of £30, given for the poor on sacrament days, formed part of the money laid out in the funds, as mentioned. Up to the year 1810 inclusive, £1 : 10 was paid out of the school account, and distributed in bread. Since that time, there does not appear to have been any bread given from this fund. The vicar was not aware of the circumstances of the payment having ceased before this charity came into his hands; but he states that he will take care that it shall be properly distributed in future.

OBSERVATIONS.

There appears to have been some remissness in the management of the worthy vicar of Preston. The loss of Wyke's gift is plainly ascribed

case. We should have thought, too, as the Reverend Gentleman had ventured on the bold step of consolidating a distinct foundation with the National School, he would not have hesitated to buy finer clothing, rather than have suffered the charity to become altogether extinct. No reserve appears to have been made of the right of Lord Derby to nominate the schoolmaster in this transaction. The inhabitants of Preston have now the matter before them; nearly four years have elapsed since the inquisition of the Royal Commissioners, and, by this time, probably, the vicar has recovered his health, and the Blue Schools have been re-established in a course of extensive usefulness. At all events, there are the means for doing something efficiently; the regular income of the charity, from funded property and the Sudell premises, is £111, besides the balance of cash, that, in 1828, amounted to £269 : 9 : 9, and which, if there has been no expenditure, in the interval, on the school, must, with savings, have accumulated to £500. This would form an ample fund, either for the erection of new school-premises, if necessary, or for the handsome repair of those previously existing in Minspit-Weend and Whitaker's Row.

THOMAS HOUGHTON'S CHARITY.

This was a conveyance to four persons, in 1649, of certain messuages and lands in Woodplumpton and Broughton, on trust, that, after deducting 20s. to be equally divided among the trustees, over and above all necessary expenses, the residue of the rents and profits should be divided into four parts; one part to be distributed to such poor aged, needy, and impotent people as, for the time being, should dwell in Preston and Grimsargh; another part amongst the like poor, dwelling in the town and township of Broughton; a third part amongst the like poor, dwelling in the towns and townships of Woodplumpton, Aives, Catforth, and Bartell; and the fourth part amongst the like poor, dwelling in the towns and townships of Alston and Elston.

Such distribution to be made according to the discretion of the churchwardens of the several towns, on the feast of St. Martin, in winter. And he directed that the trustees should, yearly let to farm the premises from year to year, and *for no longer term*, at the best yearly rent; and that they should, yearly, deliver

to the several churchwardens an account of the clear yearly rents; and that the churchwardens should account yearly to the trustees for the distribution. And it was further declared that the trustees should, from time to time, for ever, convey the premises upon the like trusts, whenever there should be only *two* feoffees in full life.

In 1807, James Threlfall and Thomas Walmsley, the surviving trustees, conveyed the premises to the use of themselves and Richard Threlfall and Richard Walmsley, upon the like trust.

This estate consists of a farmhouse with outbuildings, and sixteen acres, customary measure (of seven yards), of arable and pasture land, in the township of Woodplumpton, in the parish of St. Michael, and six acres in the township of Broughton, in Preston parish, but all lying together. It is let to George Mayor, as yearly tenant, at the rent of £64, clear of all deductions, the land-tax having been lately exonerated. This is the full value.

The rent is received regularly by the trustees, and divided into four equal parts, and paid to the

churchwardens of each township yearly. The money paid to each, in 1822, was £15, the rest of the rent being consumed by a rate for rebuilding Broughton-church and for repairs.

The accounts are regularly balanced and signed by the trustees, of whom three out of four are now living.

The fourth part, directed to be given to Preston and Grim-sargh, has, of late years, been subdivided, two-thirds being given to the former, and one-third to the latter place.

In 1821, £11:13:4 was received from the trustees, by the churchwarden, for the poor of Preston, and in 1822, £10. The distribution takes place on Christmas-eve. The persons selected are principally poor women and widows (without any distinction whether they receive parish relief or not), being recommended by respectable persons, and being known to be proper objects.

COSNEY'S AND DAWSON'S CHARITY.

Dorothy Cosney, by will, in 1678, gave the sums of £100 and £6 unto the vicar of Preston and six others, upon trust, to apply the yearly income of the sum of £100 amongst twelve pious men or widows, who should inhabit anywhere within the county of Lancaster; and as to the profit of £6, that the same should be yearly spent in the entertainment of the trustees, and their successors, at the house commonly called the *Ind*, in Preston, otherwise at such place as the trustees should agree upon.

John Dawson, in 1698, left £100, upon trust, to apply the interest for the *first* year to the

relief of the poor of Prest the *second* year to the put a poor fatherless and motherless child apprentice; and separately for the relief of t and an apprentice for eve

Both these legacies, in subject to the trusts of t nors, were secured on premises in Preston, kn the name or sign of the Legs of Man, in consid of a yearly rent-charge guineas, now payable Earl of Derby, as owner property charged. The to whom the last convey the trusts of the chari made in 1813, were T Rigby Shawe, James Cai Walton, William Shaw Robert Robinson Wats binson. Some of these annually, on the 1st of I ber, at the house out of the payment issues, an arrange the distribution.

Five pounds, as the p of Cosney's charity, is given amongst twelve po sons, the greater part of women, who receive 8s. piece. These are selected trustees, from their own ledge or from recommend and the same persons ge continue to receive it f unless there is some res the contrary. They are pally chosen from Prest though, by the will, they taken from any place county of Lancaster.

With respect to the p of Dawson's charity, £5 year divided, at the sam amongst forty poor per Preston, each receiving The overseer of Preston ways present, in order to s the distribution of that hal

is directed to be given away by him.

In the alternate year, £5 is applied in binding out a fatherless and motherless child apprentice. It has sometimes, but rarely, happened, that no child answering that description could be found, and in that case the money has been distributed in the same manner as the £5 in the alternate year.

Of the remaining 10s., 5s. is generally allowed for the use of the room, and the other 5s. is given to other poor persons. All

the poor attend at the house to receive the money.

CROOK'S CHARITIES.

Thomas Crook, by will, dated in 1688, devised all his messuages and lands, lying in Alston and Whittingham, in the county of Lancaster, unto his two sons, Caleb and Richard Crook, upon trust, that they, their heirs and assigns, would, every year, for ever, out of the rents, pay the several yearly sums to the uses following:—

To the poor of the parish, called St. Olave's Jewry, in London, to be distributed to them by the aldermen of the ward, common council, and the overseers of the poor of the parish, for the time being, upon every Easter-eve.....	£2	0	0
To the preaching Protestant minister at Hindley chapel, Lancashire, on every Easter-eve	1	0	0
To the poor of Abram, Lancashire, to be distributed unto them, at the discretion of his two sons, their heirs and assigns, and the overseers of the poor of the township, every Easter-eve.....	1	0	0
To the poor of Mawdesley, Lancashire, to be distributed in the same manner every Shrove Tuesday ...	2	0	0
To the poor of Preston, to be distributed ditto.....	4	0	0
To the poor of Walton-in-le-Dale, to be distributed ditto	2	0	0
To the schoolmaster of the Little school at Mawdesley, every Shrove Tuesday, provided he be a Protestant..	2	0	0
To the preaching minister of Low-church, in Walton-in-le-Dale, every 1st day of May, or thereabouts ...	2	0	0
To the schoolmaster of Walton-in-le-Dale, being a Protestant, on every 1st day of May	2	0	0
To the schoolmaster of Low school, in Hindley, on every 1st day of May	1	0	0
To the preaching Protestant minister of West Haughton, Lancashire, on every 1st day of May	1	0	0
	<hr/>	<hr/>	<hr/>
	£20	0	0

In 1780, the heir-at-law of the premises on which the several payments were secured, and which then consisted of a dwelling-house, barn, and thirty-five acres, customary measure, demised them, with the consent of the persons interested in the charities, to Thomas Clough, for

a term of ninety-nine years, in case he and William, his son, and Helen, his daughter, should so long live, in consideration of a yearly rent of £20; the lessee covenanting to rebuild the house, and leave the same in repair at the end of the term. This lease is now vested in William Clough,

DONORS UNKNOWN.

A paper, in the hand-writing of Mr. John Langton, of Kirkham, written, probably, between 1750 and 1760, contains an acknowledgement of a benefaction of £50, and another of £10, received from two persons desiring to be unknown; the interest of the former sum to be distributed to poor housekeepers, within the township of Preston, every Christmas-eve; the interest of the latter to be given in bread, the first Sunday in every month, by equal portions, to poor persons within the parish church of St. Michael's-upon-Wyre, immediately after divine service in the afternoon. These gifts were invested in the purchase of a close, in Kirkham, containing about an acre, which is now held in trust, to the uses specified by the donors, by Messrs. Thomas and John Langton and Thomas Robert Wilson. It is let to Richard Rawcliffe, as yearly tenant, at £7 a-year,

which is a high rent. This is received by Mr. Thomas, who is resident at Kirkham, and is divided by him between the vicars of Preston and St. Michael's, in the proportion above stated.

The sum of £5, transmitted to the vicar of Preston, is distributed by him regularly among the poor of Preston on Christmas-eve, in shillings or crowns. The application portion belonging to the church of St. Michael will be hereafter stated.

LOST CHARITIES.

The following benefactions, the interest of which was given to the poor, are mentioned in an old register, and are contained in the Return made to Parliament in 1786. As not stated, in the Return, any profit was then derived from them, or in whom they were vested, it is probable that they have been lost long ago:—

	£	s.
Sir Thomas Hesketh	20	0
Seth Bushell Draper	20	0
Mrs. Sherburn	10	0
John Rogerson	10	0
William Rogerson	4	0
James Stopforth, of Ulves Walton	10	0
Peter Burscow, of Walton-in-le-Dale	40	0
William Martin, of Preston	20	0

By entries in the Corporation-books, in 1706 and in 1708, it appears that directions were given to the town-clerk to proceed for the recovery of this latter bequest of William Martin; and, by a subsequent entry, in 1709, it appears that an information had been exhibited in the Chancery-court of the County Palatine for the recovery thereof, and that Mr. Bushell (the representative of the testator) had submitted to

pay the principal and interest, and Mr. Mayor was requested to settle the same with him. As the Commissioners could not, however, discover any later account relating to this charity, nor anything of the other charities.

It appears, also, from the account of the Commissioners, that certain legacies of Ingham, Kirkham, Whittingham, and others, may be included among the lost charities.

WORTHINGTON'S ALMSHOUSE.

Bartholomew Worthington, in 1663, directed his wife to erect a small almshouse on the town's waste of Preston, near Fishergate-bars, consisting of two lower rooms and one upper room, for poor, aged, impotent, and decrepid persons, to be from time to time nominated by his wife, and, after her death, by the mayor of Preston.

The building known as Worthington's almshouse was inhabited by three or four persons. There was no fund for repairs, nor any endowment. It was in a very ruinous condition, and impeded the entrance to the town, and was taken down upwards of twenty years ago, and the principal portion of the site now forms part of the street called Fishergate.

The materials of the old building were sold, by the overseers, for £12:12; with this sum, and other money, amounting to about £30 in the whole, one almshouse was built on the waste at the east end of the town, adjoining the Corporation-almshouses, which is occupied as hereafter mentioned.

CORPORATION-ALMSHOUSES.

There was, formerly, a long range of buildings, consisting of several dwellings, at the east end

of the town; these buildings were taken down, upwards of thirty years ago, under the authority of an act of Parliament for building the county house of correction. The site of those old buildings is now taken into the enclosure surrounding the house of correction, or forms part of the area in front of it.

It is not known by whom or when these buildings were erected. There was no endowment or fund for repairs, but they were repaired by the Corporation, and the persons who inhabited them were placed therein by the Corporation also.

Instead of these old buildings, six almshouses were built, on the waste, in 1790, which are now occupied, rent-free, by persons appointed by the Corporation. The occupier of the almshouse adjoining, built in lieu of Worthington's, is also appointed by the Corporation.

There are, also, three almshouses, in bad condition, in a part of Preston, called the Top-of-the-Clerk-yard, occupied by three poor persons, put in by the mayor. The Corporation has repaired these also; but there is no fund or endowment whatever belonging to them, nor could the Commissioners obtain any account of their origin.

MONEY LEGACIES.

Thomas Hodgkinson, in 1697, left £50 to the Corporation, in trust, to apply the interest to the better relief and support of the poor of the borough.

Thomas Winckley, in 1710, left £50 for the binding out poor apprentices.

William Riskton, in 1729, left

£100, in trust, to the Corporation, the interest to be given to the poor of Preston, at Christmas. This legacy, as well as the two last, are secured by bond, under the Corporation-seal, given to Messrs. Gorst and Grimshaw. The interest is paid by the steward out of the revenues of the

Corporation, and applied to the uses directed by the donors by the mayor and senior alderman.

Henrietta Rigby, in 1741, left to the vicar of Preston and mayor, £100, upon trust, to put out the same at interest, or to lay it out in land, and that, on every 19th of January, the vicar and mayor, for the time being, should distribute the clear rents and profits equally amongst six of the poorest widows, housekeepers, living within the borough, and such as they should know to be most necessitous. The vicar receives annually, in the spring, from the mayor 50s. as the moiety of the interest of the £100 legacy, which is in the hands of the Corporation. It is distributed by him to three of the poorest widows, who are housekeepers

in the town of Preston. The other moiety is distributed by the mayor, in like manner.

Mrs. *Winckley*, in 1779, left £100, in trust, to apply the interest to the relief of poor widows, residing in and belonging to the township of Preston. This legacy is now in the New Four per Cents. and amounts to £128 : 1 : 2, producing a dividend of £5 : 2 : 4. The stock stands in the names of Edward Robert Travers and Edward Pedder; and the produce is given away yearly by Mr. Pedder, the son of one of the original trustees, on the Wednesday before Christmas, in sums varying from 1s. to 2s. 6d. It is given to poor widows, and has been so from the commencement of the distribution.

CHAPELRY OF BROUGHTON.

THE FREE-SCHOOL.

The earliest conveyance of the property of this school, amongst the documents in the possession of the trustees, is a feoffment, dated 22d December, 33d Elizabeth, whereby Bryan Singleton and Christopher Barton conveyed to Robert Adamson, of Broughton, and five others, all messuages, lands, tenements, and hereditaments, which they held in the townships of Broughton, Goosnargh, Cumbrall, and Haigh-ton; which premises were parcel of the inheritance of Lawrence Stadaghe, James Barton, and Thomas Helme, to hold the same to them and their heirs, according to the intent expressed in a schedule annexed.

In the schedule, the intent of this feoffment is declared to be that the feoffees, their heirs and assigns, should pay the rents and

profits of the premises to the churchwardens of Broughton for the time being, towards the maintenance of an honest person, "sensible and discreet," to teach grammar at the school in Broughton; and for default of such school-master, that the premises should be to the use of the repairs of Broughton-church, and the church-bridges, as should be thought most convenient by the most honest men of Broughton; and that whenever there should be but two feoffees, the survivors should convey to six other honest and discreet persons of Broughton.

The subsequent conveyances have been to the same purport, and the last, in 1810, was made by James Sharples, the only surviving trustee, to William Sharples, Barton Beeseley, George Boys, William Cross, John Cross the younger, and

George Boys, of Houghton. The letting and description of the following exhibits the present school-property:—

1. The public-house, called the Church-house, with premises adjoining, and one acre of meadow-land, is let to James Tuson, the under-master, at	£16	0	0
This is a fair rent.			
2. The cottages and gardens, called the Nursery, are let to William Yates, on a lease for lives, at the rent of..	0	12	0
The lease was granted many years ago, and there is still one life in existence.			
3. The house and four acres, in Goosnargh, are let to William Cross, at	20	0	0
This is the full value.			
4. The house and ten acres, in Gousnargh, are let to Josiah Gardener, at.....	36	0	0
The tenant has complained of this rent.			
5. The house and 5a. 2r. in Cumbrall, are let to William Hodgson, at	17	0	0
This rent is the fair value.			
6. The house, and ten acres of land, in Houghton, were let to Edward Blacoe, at.....	38	0	0
The tenant has lately given it up, and the land was not re-let at the time of this Inquiry.			
The trustees receive also yearly from Daniel's charity, next mentioned	1	0	0
<hr/>			
£128 12 0			
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The building adjoining to the church-house is used for the school. It consists of two rooms, one of which was added since 1810; but the premises are still very small. They are kept in repair by the trustees, but the old walls are in a decaying state.

There is no residence for the masters.

The whole income may be stated as amounting to £128 : 12, out of which the upper master has a salary of £50 a-year, and the second master, or usher, £40. The remainder of the rent is applied for repairs and rates. The church-rate is, at present, very heavy, as there is a new church-building.

The upper master is competent to teach the classics, and does teach them when there are any boys who require it; but, *at present, there are none of that de-*

scription. The second master teaches writing and accounts.

The school is free to all children of the chapelry, which comprises the townships of Barton and Houghton, as well as of Broughton; but those who come from other places pay according to the master's own terms.

The average number of scholars is between ninety and one hundred.

The trustees have incurred a heavy expense lately, in building upon the farms. The money required for this purpose was advanced by one of the trustees; part of which has already been paid off, but there is still due about £100. The farms are generally let by tender for terms of seven years, but no leases are made out.

DANIEL'S CHARITY.

This charity consists of certain

fields in the township of Broughton, contiguous to Mr. Charnley's farm. They were conveyed, in trust, by *William Daniel*, of Broughton, in 1656, subject to a yearly rent-charge of 20s. to be applied to the use of the free-school in Broughton, with a reserve of the surplus profits to the wife of the grantor, during her life, and afterwards, his heirs. The remaining profits of the premises were subsequently purchased, with a legacy of £20, left by Mrs. Daniel, to be applied to charitable uses, and the whole produce of the estate made liable to the payment of 20s. yearly, to the school, and the residue to the purchase of white kersey coats for the poor of Broughton, or of Bibles, or the binding out poor children apprentice. A preference was to be given to widows and householders who had no allowance from the township, especially such as lived in Broughton-row. When the number of trustees were reduced to three, additional ones were to be appointed; they were to receive 1s. 6d. for their trouble, or a remnant of white kersey to an equivalent amount.

By indenture, dated 20th March, 1815, James Sharples, the then surviving trustee of this charity, conveyed the premises to the use of himself, William Sharples, James Threlfal, since deceased, William Charnley, and Ralph Melling, upon the trusts we have mentioned.

The estate consists of three acres and a half, customary measure, denominated the Higher Fields, and Little Meadow; the former, consisting of three acres, are let to Richard Hardman, for the term of seven years, at the rent of £12 a-year; the latter,

containing half an acre, is let to Cuthbert Blacow, for seven years, at £4 : 10 a-year. Both are high rents.

In the year 1812, an exchange was made between a small parcel of land belonging to William Charnley, for other land belonging to Daniel's charity. The difference in value between the two pieces of land was estimated at £23 : 11 : 9½. This was paid by George Boys, out of £24 charity money in his hands, the interest of which used to be distributed to the poor, and has been supposed to be an accumulation arising from Daniel's charity.

Of the rent, £1 is paid to the trustees of the school; and four, five, or six coats are made, and given to the poor widows of the township who require them, and 1s. 6d. is taken by the trustees for their trouble. The cost of the coats varies from about £1 to £1 : 16; the number of coats given being according to the number of widows wanting them.

The rest of the money is divided amongst the poor of the township on St. Thomas's Day, in sums varying from 1s. to 10s. or 12s. according to the size of their families. In this distribution, regard is had to those not receiving parish relief.

BOUGHTON'S CHARITY.

The particulars of this charity have been already given in Preston.

The township of Broughton receives regularly a fourth part of the rents, which, in 1822, was £15.

The amount received is given away, generally on St. Thomas's Day, to poor persons of the town and township of Broughton, in sums varying from 6d. to 18s. or

14s. according to the size of their families. The churchwardens have lately endeavoured to confine it to those not receiving parochial relief.

There is also the sum of 1s. 6d. paid annually to the poor, out of a close called Almond's Croft, in Broughton. It is understood that this close was part of Thomas Houghton's estate, and sold by him in his life-time, subject to a rent of 1s. 6d. which is still regularly paid. Henry Green is the present owner of the land.

CHARITIES OF BOSCON.

Among the documents of the township is an indenture, dated 5th July, 1726, appointing new trustees, "for securing, mana-

ging, and dealing certain sums of money, left for the use of the poor of the township of Broughton; namely, £36 left by Robert Taylor and Peter Boscon; and one other sum of £5 left by John Glaive, for the use of the poor aforesaid;" the interest whereof the trustees were, yearly, to distribute to such poor inhabitants of the township as they should think most necessitous.

The Commissioners could not find any trace of this money, unless the sum of £24, before stated to have been laid out in the purchase of a small piece of land, now added to Daniel's charity, should have been derived from this source.

TOWNSHIP OF BARTON.

There is in this township a poor stock amounting to £77 : 10, the origin of which is not known.

James Stuart has £43, and the township £34 : 10. Mr. Stuart has given a promissory note, which is in the town chest; he pays interest for it at the rate of five per cent. The portion taken by the township was to pay a debt, incurred by a loss in the taxes, by the insolvency of a collector; interest at five per

cent. is allowed for it, and the produce of both sums is given away to poor housekeepers on St. Thomas's Day.

Since the Inquiry, a meeting of the township has been called, and they have given James Stuart notice to pay in the money in his hands within six months; and the township have also agreed to pay the money they have taken, and invest both together on some permanent security.

TOWNSHIP OF ELSTON.

HOUGHTON'S CHARITY.

For a notice of this charity, see Preston, page 277.

The township of Elston receives one-third of the quarter divisible between Alston and Elston; in 1822, this was £5. This mode of division has prevailed for a long time. It is given away in the same manner as Farrington's charity.

FARRINGTON'S CHARITY.

By indenture of feoffment, dated 11th of November, 1670, John Farrington, of Elston, granted to John Walmsley and others, his messuage and thirty-two acres of land in Elston, to hold to the use of the settler for his life, and afterwards to others and their sons in tail-male, with divers remainders, subject

to a rent-charge of 40s. payable yearly, in equal portions, to the overseers of the townships of Ribbleson and Elston, to be by them applied for the benefit of the poor of these places respectively, or the binding out children apprentice; in default of issue in the line mentioned, the entire produce of the property to be appropriated in the manner described to the use of the inhabitants of Elston and Ribbleson.

It appears the several limitations for life and in tail were all spent in 1731, since which the interests have been applied to charitable uses. Messrs. Pedder and Walmsley act as trustees, (*their fathers and grandfathers having acted in the same character,*) but without any regular appointment.

The estate consists of about thirty acres of arable, pasture, and meadow land, with a good house and outbuildings, situate in Elston, in the occupation of the representatives of Philip Roberts, lately dead, at the clear yearly rent of £55. The land-tax is redeemed. This is the fair value.

This rent is paid half-yearly, and each payment is divided equally between the two townships of Ribbleson and Elston.

In the year 1800 there was a fall of timber on the estate, which produced £560 : 5, of which the sum of £550 was placed out on private security, but it was paid in about 1819, and, since that time, has remained in the hands of Mr. Pedder, who has given a

note to Mr. Walmsley, payment, with interest, at and-a-half per cent.

The interest, £24 : 15 divided annually between two townships.

Besides half of the above and interest, there is, at further interest of £40, at which has accumulated which is lodged in the old Elston bank, producing, at £1 : 12 yearly, which is carried to the account of charity.

The above income is distributed, in the township of Elston, by Mr. Walmsley and the overseer. There are no cottages residing in Elston, all the land belonging to it residing in the township, and the income is divided amongst such persons as have settlements in the township, in large sums, are given to them occasionally as they may want it. In the last twenty years it has been divided amongst more than eight persons; and, in 1819, it was divided between only three persons, these being, at that time, the persons belonging to the township in a situation to receive charity. In some years there is no poor's rate in Elston, but a poor's rate is ever made, and the charity-money is disposed of more liberally from the rate than they would be otherwise.

Since 1817 three children have been put out apprentice, and premiums of £15, £11, and £8 : 8.

TOWNSHIP OF GRIMSARGH.

There is a schoolhouse in Grimsargh, in which a master

resides, with a school attached to it, and a garden adjacent.

The school-room has lately been added to the house, by a subscription of the inhabitants of the townships of Grimsargh and Elston, upon a bit of land given for that purpose. It does not appear that there is any conveyance or trust-deed yet executed relating to this property, and there is no other endowment. The schoolmaster is appointed by the inhabitants of Grimsargh and Elston. There are about thirty or forty children in the school, all of whom pay a quarterage, settled by the master. The Sunday-school is kept in the same room, in which about fifty children attend.

HOUGHTON'S CHARITY.

The particulars of this charity have been given already in Preston.

The township of Grimsargh receives a third of a quarter of the rents, Preston receiving two thirds. This mode of division has existed for at least thirty years, but the inhabitants of the township think they ought to divide the quarter equally, with the poor of Preston. Considering the length of time that this division has prevailed, and the difference in the population of the two places, the Commissioners cannot say that the division is improper; the donor having given no directions as to the

proportion of the division between the two townships.

CHARNLEY'S CHARITY.

John Charnley, by will, in 1737, bequeathed to James Dixon, of Grimsargh, £5, the interest thereof to be paid, yearly, to the person who should officiate as clerk in the chapel of Grimsargh. And he gave 20s. a-year, for ever, to the poor housekeepers in Penwortham; and the like sum, yearly, for ever, to the poor housekeepers in Grimsargh. And he charged his land, in Penwortham, with the said yearly sum; and the residue of his personal estate, after the payment of his legacies, he gave to Roger Charnock, whom he appointed his executor.

The payment of £1 to the poor of Grimsargh was made, till last year, by Henry Dawson, then owner of the estate charged. He is since dead; and, at May-day, 1823, his brother, Peter Dawson, who is trustee for the family, paid it.

This is given away, by the constable, to poor housekeepers, as he sees occasion, in sums, generally, of 2s. according as the poor people want it.

The sum of £5, left for the clerk, was in the hands of a Mr. Charnock, who failed, and the money was lost at least forty years ago.

HAMLET OF BROCKHOLES.

William Cross, Esq. in 1808, purchased an estate, called the *Boylton-Estate*, in Brockholes, charged with the payment of £3:15 a-year to the poor of Brockholes.

The only account that could be obtained of the origin of the

payment is from the title-deeds, submitted by Mr. Cross, from which it appears that, by indenture, in 1650, Alexander Rigby, of Preston, Thomas Turner, of Preston, and Daniel Dunster, of Brockholes, demised to Robert Elston a close of land, in Brock-

they had offered, and with a larger premium, if necessary.

With respect to the payment of rents and distribution of money at Christmas, the overseer states that he inserts in his list those persons who are most in want, not considering whether they receive parish relief or not. Out of nine persons whose rents were paid in 1823, there were three who received regular relief. Out of seventeen, who received the charity at Christmas, 1822, there were about eight receiving regular weekly relief.

It is admitted, that the rents would have been paid from the township rate, if they had not been paid from the charity; but several persons would not have applied for township relief, if there had not been the charity existing.

Although by this mode of distribution several persons may receive the benefit of this charity who would not have applied for relief from the township, yet it appears that the distribution of by far the larger portion of the income is disposed in *relieving the township from payments which they would otherwise make from the rates*. The Commissioners think, therefore, that a more judicious mode of distribution may be adopted, and, particularly, that the disposal of it should not be made to depend upon the application of the poor

themselves, but that the industrious and deserving should be selected by the seer and trustee.

LUCK-FIELD.

The rent of a field, Luck-field, situate in Brock has been long carried to account of the former charity disposed of in the same manner. The Commissioners could obtain any information as to the origin of this charity. It consists of 1a. 2r. 23p. and is let to George Southward, yearly rent of £9, which is the full value.

RENT-CHARGE.

There is also added to the former charities, and distributed in the same manner, the sum of £5 : 10 paid by William Cross Esq. of Red Scar, being a rent charge arising out of an estate in Elston, called Willacy's, purchased by him twenty years ago, subject to annual payment. The only information that could be obtained as to the origin of this charity is from the deeds delivered to Mr. Cross at the time of purchase, but which do not appear very satisfactory information. The first deed imports an absolute purchase, but the second merely seems to refer to a lease for 999 years, granted to trustees, subject to the payment of a yearly annuity.

COUNTY OF WESTMORLAND.

PARISH OF LOWTHER.

JOHN VISCOUNT LONSDALE'S CHARITY.

It appears, by a deed, dated 5th May, 1697, that John Viscount Lonsdale purposed to found, at Lowther, a school for the education of gentlemen's sons, for whose

ed a large and fair house, he support and maintenance which he vested, in trust, for or lordship of Darnbrook Craven, with all rights and tenancies annexed, (except tithes and royalties,) and rectory of Hale, in Cumberland, charged, however, with the salary of the curate of the parish; also the messuage called Armstrong's tenement situate in West Linton, Westmorland. The number of trustees was thirteen, of whom six were always to be of the hundred of the founder; six were to be filled up in case of neglect so to be ready in six months, by the re-trustees. The residue of the produce of the trust-estates was to be expended in the maintenance of the school, and the expenditure in the repairs of the school-house, was to be out of the residue of the foundation, was to be kept "in bank," to be applied to the repairs and improvement of the school.

In the same year, Lord Lonsdale drew up rules for the government of his school; in the preamble to which he states that he had made several experiments to establish such managements as he conceived might be proper; but, finding it difficult to bring such things into effect, he had turned his thoughts to another way, "and that the poor were unwilling to be intended to apply to the stage of gentlemen, in order to find a better means for their education than is anywhere yet to be found." It is then stated that the clear profits accruing from the estates described in the settlement amounted to £150 per annum, of which sum he directs that £100 be paid to each of two trustees, and the residue to be

for the payment of a dancing-master occasionally, the purchase of books and maps, and such other uses as the trustees might approve.

By his will, dated 16th September, 1698, Viscount Lonsdale devised to his executors and their assigns, the manor of Darnbrook and the rectory of Hale, with the hamlet of Brisco, upon trust, for the maintenance of the free-school in Lowther, or upon such other trusts, or "for such other purposes as his executors should think most conducive to the good of the county of Westmorland, and especially of the parish of Lowther."

It is observable that, in this will, neither Armstrong's tenement nor the school-house in Lowther is mentioned. Nor does it appear from any information the Commissioners were able to procure, that the possession of any part of the estates above-mentioned was ever given up to trustees; but, it seems, that, up to the year 1802, the whole of them were held by such of the Lowther family as became in succession entitled to the principal estate at Lowther. After the death of Viscount Lonsdale, and of his elder son, Richard, who died in 1713, without issue, Henry, the second son, succeeded to the title and estates; and, upon his death, in 1750, James Lowther, Esq. who was afterwards created Earl of Lonsdale and Viscount Lowther, succeeded to the estates contained in a settlement, dated the 2d December, 1674, and also to such estates as were not included in that settlement, under the will of Henry, the last Viscount Lonsdale, who devised all his unsettled property to such

persons as would become entitled to the settled estates.

James Earl of Lonsdale died in 1802, and devised all his estates in Cumberland to the uses of William, the present Earl of Lonsdale, for life, with subsequent limitations; and all his estates in Yorkshire, to John Lowther, Esq. of Swillington, the brother of the present Earl. Under this devise, the manor of Darnbrook, being in Yorkshire, was taken by the said John Lowther; and the rectory of Hale and Brisco, and Armstrong's tenement, being in Cumberland, came to the present Earl. Soon after the death of the said James Earl of Lonsdale, an exchange was effected between the present Earl and his brother, John Lowther, for the convenience of their respective properties, which was confirmed by an act of parliament passed in 1803. By this exchange, the Earl became seized, in fact, of the manor of Darnbrook; but *immediately, without receiving any the of profit thereof, sold and conveyed it to Lord Ribblesdale, for about £4000.*

The Commissioners learnt from Lord Ribblesdale and his solicitor, that this estate was purchased by Lord Ribblesdale *without any knowledge or notice of any charitable use.*

The rectory of Hale and Brisco is still in the possession of the Earl of Lonsdale. Upon an enclosure which has lately taken place in the manor of Hale, a large extent of common was allotted, in lieu of the tithes of the new enclosed lands. This allotment was lately let at £70 a year, but has been given up by the tenant, as being too dear.

The tithes of the old enclosure

in Hale are worth about and the tithes in Brisco about

The Earl of Lonsdale also, in West Linton, an estate consisting of a dwelling-house with out-houses, and 84a of land, statute measure, allotment of common made in respect thereof, containing 18p. This is now let to Andrew Latiman, at the yearly rent of £112. It could not be ascertained whether the value or what part of this estate is what is described as Armstrong's tenement, in the deed of 16

For some period after 16 a school appears to have been for the education of the poor classes, according to the regulations, drawn up by John Lowther, count Lonsdale, in the house in Lowther, which is known by the name of the school. This institution, however, did not last long.

A letter, written by Sir J. Lowther, of Whitehaven, to one of his agents, and dated 17 May, 1739, contains the following statement:—

“ My Lord Lonsdale is resolved to turn the charity applied to Lowther School to the promoting some manufactures at Lowther town, which he has power to do by the words of his father's will, which, he thinks will not only do more good in the county, but be more beneficial to the country in general. It will employ a good deal of coarse wool, and consume many provisions. I was with him several times lately, when he was talking with a man about it, who was fit to conduct such a scheme, and he spoke to me about it. I am one of the trustees in view of the estates given to that charity, and are vested, as heir to my father

Perhaps Mr. Sunderland may be sent to Ireland, to take an account of some manufactures there, such as the linen, before my Lord resolves what to set up at Lowther, when Mr. Wilkinson leaves the school, which will be in another year."

Whether this scheme was put into execution immediately or not, does not appear; but it is stated as a fact, well known, that the school was not kept up at the time of the death of Henry Viscount Lonsdale, in 1750. In the building, called the College, a carpet manufactory was carried on by the late Earl of Lonsdale, up to the time of his death, and was continued for a short period afterwards. From the time the manufactory was given up, the

building has been used by the Earl of Lonsdale for farming purposes.

As to the application of the rents of the property, given by John Viscount Lonsdale, no information whatever could be obtained. The present Earl stated that he is *totally ignorant on that subject*, and that he has no information, relating to this charity, beyond what is to be collected from the documents he produced to the Commissioners, and of which the substance has been given.

The building called the College is stated to be part of the property included in the *family settlement*, so that it should seem that John Viscount Lonsdale had no power to alienate it to charitable uses.

OBSERVATIONS.

This is a curious case. It seems a school was founded and endowed 130 years ago; that it was carried on as a school for a period of about forty years; that Lord Lonsdale, one of the trustees, then converted the school premises into a manufactory; that they were used as a carpet manufactory by the late Earl of Lonsdale; that they are now used for farming purposes, by the present Earl; that a part of the charity estate was sold so late as 1803, to Lord Ribblesdale, without notice of any charitable appropriation; and that the rents and profits of the whole endowment, for the space of at least seventy-six years, have been received and pocketed by the Lonsdale family, the heirs and trustees of the founder.

In consequence of this entire perversion of the charity, as set forth in the report of the Commissioners, an information was filed, by the Attorney General, against the Earl of Lonsdale, and on the 22d of February, 1827, judgment was delivered in the court of the Vice-Chancellor. The substance of the judgment was as follows:—His Honour said that the lands, tenements, and property devised by the will of Viscount Lonsdale, in 1698, were not the same as those comprised in the deed previously executed by him. In the will there was no devise of the school-house; but it was evidently his intention that that particular school-house should be applied to the purposes of the charity. It appeared the testator had power, in fee-simple, over all the lands and tenements included in both the deed and will, except over the ground on which the school was erected. This ground was comprised in the family settlement, and the donor, therefore, had no right to devise it. The will of Viscount Lonsdale, after providing for the application of the rents and profits of the school, declares that, in the event of the school failing, the funds should be applied to such *other purposes* as his executors should deem most conducive to the benefit of the county of Westmorland, and especially of the parish of Lowther. Here then was a clear expression of the intention of Viscount Lonsdale, and according to which the Court had framed its decree. His Honour then directed it to be referred to the Master, to inquire in whose occupation the property in question now was,

and in whom the legal interest was vested, and that he take an *account of the actual receipts and profits of the property for the six years* next before the filing of the information. The Master was further directed to draw a scheme for the future application of the funds for charitable purposes, so that they may be most conducive to the benefit of Westmorland, especially of the parish of Lowther, and that he determine on the future management of the charity. The defendant was, also, to account for the sum of £4000, with interest for six years, received on the sale of Darnbrook manor.

It is calculated that the Earl of Lonsdale will have to refund £25,000, without reckoning interest; had the Vice Chancellor's decree been more retrospective in its operation, and commenced from the period the Lonsdale family appropriated the revenues of the charity, the sum his Lordship would have to pay would have been much greater. The inquisition of the Commissioners in Westmorland, Cumberland, and other parts of the northern counties, will be far from agreeable to the Lowthers; when we come to the parish of St. Bees and others, we shall find more flagrant instances of abuse in which this family is implicated than that we have just related, and which will fully verify the remark of Lord Eldon, that "charity estates, all over the kingdom, are dealt with in a manner most grossly improvident, amounting to the most *direct breach of trust.*"

THE FREE SCHOOL.

In the register of the parish of Lowther, for 1638, it is stated, that Richard Lowther, son of Sir Christopher Lowther, had, in thankfulness to God, and love to the place and parish of his birth and family, on that day, given £100 to the parish of Lowther, to be employed for the salary of a school-master, to teach freely the young children of the parish. And, in the same year, Sir John Lowther, at the instance of his uncle, the said Richard Lowther, had that day freely given a piece of ground "in the Slack," to the parson and churchwardens of Lowther and their successors, for ever, to be used and employed for the erecting a school-house, and other houses, at the discretion of the parish, for the public good.

It appears that a school was built upon a small piece of ground, measuring barely a rood, called the Slack; but that school having fallen to decay, the present Earl of Lonsdale built a new school, in a more convenient

situation, soon after he came to the property, and the old school is now occupied by one of his tenants.

At the time of rebuilding the school-house, and changing its situation, the Earl of Lonsdale gave £100 for the use of the school for ever.

The income of the school arises from the following sources:

1. A rent-charge of £10 a-year, out of the priory of Lambly, in Northumberland, which, it is supposed, was purchased with the legacy of Richard Lowther, above mentioned. This is now received from Archibald Reid, Esq. on account of R. L. Allgood, Esq. of Nunwick, in Northumberland, the present owner of Lambly-priory.

2. The yearly sum of £4:10, which is the interest of £100, arising from accumulations of the above-mentioned rent-charge, during a period when there was no master. This vacancy was chiefly before the year 1802, and while the new school was

g. This £100 is in the of William James Mercer, rith, who has given a pro- note for the amount, terest, to the rector.

The yearly sum of £5, he interest of £100, given school by the Earl of de, as before-mentioned. rincipal sum still remains Lordship's hands.

this income, amounting to £19 : 5, the master s all the children of the boys and girls, upon pay- of 1s. entrance, and a quar- , which has been settled r rector and parishioners. is, upon an average, fifty rs, of whom, between and forty are from the pa- of Lowther; the others rom neighbouring parishes, r. those a higher rate of rage is charged.

children are taught read- riting, and accounts, and s, when required. There ght or ten now learning s.

master is appointed by the and parishioners.

HOLME'S CHARITY.

Rev. *Richard Holme*, as rector of Lowther, and 1738, bequeathed £100, he interest might serve to- the salary for a school- es, to teach girls, and the est sort of the parish. after the death of the tes- this legacy was divided qual portions, for the three ms of the parish, Hack- Whale, and Melkinthorpe, er being considered as in- d in the two divisions of thorpe and Whale.

disposition of the share priate to Melkinthorpe will ted hereafter. The portion

alloted to the two divisions of Hackthorp and Wale was laid out in the purchase of premises in Hackthorp, containing about fifteen statute acres, which were, by indenture, conveyed to An- thony Hobson, his heirs and as- signs, upon trust, to let the same, and to apply the rents as a yearly pension, for the maintenance of a dame, or school-mistress, to be chosen by the trustees or executors of Richard Holme, or the major part of the inhabi- tants of Hackthorp and Whale, and who should teach young children, belonging to the two townships, to read, write, or sew, or any other proper qua- lifications for children. The premises are described as being held under Viscount Lonsdale, and subject to the customary rent of 4s. 9½d. and other ser- vices and fines, and, also, sub- ject to the payment of 11½d. yearly, to the rector, as a pre- scription, in lieu of tithe hay.

Until very lately, the name of the original tenant, who has been dead forty years, still stood on the court-rolls, and there was a considerable sum due to the lord, for arrears of rent, and for the fine, which might have been de- manded on the death of the tenant. Under these circum- stances, as there was no person who could legally act as trustee, and no fund for the payment of fines, the case was represented to the Earl of Lonsdale, the lord of the manor, and he agreed to remit all arrears then due, and to enfranchise the premises, on condition that the property should be conveyed to three trustees, of whom the rector for the time being should be one. The trus- tees are to be the rector for the time being and two principal in- habitants, to be appointed by the

parishioners, from time to time, as vacancies shall occur.

The premises at Hackthorp are now let, at their full value, to four several yearly tenants, the rents amounting, in the whole, to between £16 and £17. This is divided equally between two school-mistresses; the one keeps school at Hackthorp, in a house lately given up for that purpose by the Earl of Lonsdale, rent free, and which has been fitted up at the expense of the parishioners; she has about twenty-five children, of whom the greater part belong to the parish. The other mistress keeps school in Whale, and has about ten or twelve children.

Neither of the school-mistresses teach any children free, on this account, but they take a lower quarterage for the children of the parishioners than for those who live out of the parish.

The share of Richard Holme's legacy, appropriated for the division of Melkinthorpe, is still in money; and amounts, by accumulation of interest, during a period when there was no school-mistress, to £89:3. This sum the Commissioners suggested should be placed on permanent security, and the produce applied agreeably to the directions of the testator.

The school-mistress in Melkinthorpe has generally eight or ten children in the school; and, in respect of what she receives from this charity, she teaches the children of parishioners at a lower quarterage than she would otherwise charge.

WOODHEAD ESTATE.

It appears by indenture, dated 1718, that Richard Viscount Lonsdale, in 1710, had bequeathed to the poor of Lowther, £100;

that Catharine Viscountess Dowager Lonsdale, by her will, in 1711, had bequeathed to the poor of Lowther £30; and that Dame Eleanor Wandesford had, some time before her death, paid to Richard Holme £50; and had directed, by writing under her hand and seal, that the same should be placed out at interest by the minister and churchwardens of Lowther, until a purchase could be made of lands, the profits to be distributed, by the minister and churchwardens, amongst such of the poor of the town of Lowther as they should think most needful; and that she desired that the Lord Viscount Lonsdale would see the charity duly applied. With these legacies, a tenement called Lodgehow, in the parish of Crosby-Ravensworth, was purchased and conveyed in trust to the charitable uses mentioned in the above wills and deed. The tenement consists of peat and moor-land, with a mineral spring, and a public-house.

For many years previous to his death, the late Earl of Lonsdale kept the possession of this property, *without making any remuneration for it to the parish*. Before he held the premises, they had been let at £60 a-year; but as he claimed the mineral spring, as lord of the manor, it was agreed that he should pay £12 only. No rent was, however, paid until the present Earl succeeded to the Lowther property; when, on an application made by some of the parishioners, his lordship paid £600 as the rent due for the preceding ten years, at the rate of £60 per annum. The whole of this sum was afterwards laid out in buildings upon the property.

Upon the passing of the Enclo-

it, in 1813, it was thought
 le by the rector, who then
 s the only trustee, to give
 dge-how estate in ex-
 for a farm belonging to
 rl of Lonsdale, called
 ead, in the parish of
 d. According to the mea-
 d valuation made by the
 ssioners under the Enclo-
 ct, the tenement of Lodge-
 contained 58a. 2r. 21p. and
 orth, yearly, £20:17:9;
 oodhead farm contained
 : 16p. of arable and pas-
 land, and 3a. 3r. of
 ad; the arable and pas-
 d was valued at £91:0:6.
 time of the Enclosure, the
 farm was let at £80 a-
 nd the latter at £100; and
 the valuation of the Com-
 mers, the profits of the mi-
 ping were not taken into
 ration, the actual rents of
 estates will form the best
 m of their respective va-
 The exchange is consi-
 is being very beneficial to
 arity, and was effected

with the consent of the bishop of
 the diocese.

The Woodhead farm is now
 let at £90 per annum to Robert
 Coulthard, as yearly tenant; but
 this seems to be a high rent in
 the present times; the wood-land
 is reserved, and it is expected
 that it will be sufficient to an-
 swer all purposes of repairs.

The income of this charity has,
 for upwards of forty years at
 least, been very improperly car-
 ried to the general account of the
 poor-rates, and nothing has, du-
 ring such time, been distributed
 in charity. It is stated, how-
 ever, that the rents were formerly
 given away exclusively to poor
 persons who did not receive pa-
 rish relief; and, at a vestry held
 since this examination, it has
 been unanimously agreed, that
 in future the rent of the Wood-
 head estate shall be distributed
 amongst the poor of the parish,
 according to the intention of the
 donors, and not in aid of the
 poor-rates.

PARISH OF BROUGHAM.

only charity in this parish
 yment of £4 a-year out of
 ste at Yanwath, in the pa-
 Barton, given by Anne,
 ss Dowager of Pembroke,
 a poor of the parish of
 ham, in 1656.

re is no deed or document
 parish relating to it, but
 s a stone pillar in the pa-
 Brougham, on the road
 n Penrith and Appleby,
 an inscription, recording
 refaction, in the following

his pillar was erected A.D.
 1656, by the Right Hon. Anne,
 ntess Dowager of Pem-
 re, and sole heir of the

“ Right Hon. George, Earl of
 “ Cumberland, for a memorial of
 “ her last parting in this place
 “ with her good and pious mo-
 “ ther, the Right Hon. Margaret,
 “ Countess Dowager of Cum-
 “ berland, the 2d of April, 1616.
 “ In memory whereof, she also
 “ left an annuity of £4 to be
 “ distributed to the poor within
 “ this parish of Brougham, every
 “ 2d day of April, for ever, upon
 “ the stone here by. — *Laus*
 “ *Deo.*”

The rent-charge is paid by
 John Nicholson, of Yanwath,
 the owner of the estate, which is
 now charged with the payment
 thereof.

It is received annually on the 2d of April, by the ministers and churchwardens, and distributed soon afterwards amongst two, three, or four poor families receiving weekly pay, under the name of pillar-money.

PARISH OF CLIBURN.

THE SCHOOL.

There is a school at Cliburn, the only endowment to which is an allotment of land made upon the enclosure of Cliburn-common, with the consent of the land-owners, about fourteen years ago. The Commissioners were required by the act of parliament to set out land of the value of £20 a-year to the rector and six trustees, for the use of a parish-school; and the act contains directions for the appointment of new trustees, when the number is reduced to three. The allotment which was set out consists of ten acres and a half, statute measure, and was let at first for the term of seven years, at £32 : 10 a-year. It is now let for £21 to Jonathan Robinson, for seven years, of which three years are unexpired. The letting was in public, and this is the highest rent that could be obtained for it.

For a few years after the enclosure, the rent was applied towards the expenses of building a school-room, upon a small parcel of ground lately belonging to George Workman, and which he directed the Commissioners to allot to the school-trustees for that purpose. The parishioners

carried the materials for building and a small subscription collected in aid of the rent to defray the rest of the expenses.

Since the school was first opened, the rents of the allotment have been paid over to the master, except during a vacancy which has happened three times lately. At the time of the last examination, in 1821, the school had been vacant about a fortnight; but the trustees immediately called a meeting to consider and to advertise for a master.

No children are taught for this endowment; but the master pays a small quarterage, varying from 2s. 6d. to 3s. 4d. as directed by the trustees; they are taught reading, writing, and accounts, and classics, if required. The number of scholars varies; twenty is about the average.

The master is allowed to receive children who do not belong to the parish; for whom he is at his own charge.

During the vacancy of the school, the rents are suffered to accumulate, and are applied when they are wanted to meet annual expense; there is no other fund in the Saving Bank, at Appleton, a fund of about £5, which has arisen in this manner.

OBSERVATIONS.

It is to be regretted that, on passing the numerous enclosure acts, the mode adopted in this parish of allotting a portion of the waste for the endowment of a free-school, has not been generally followed. It is not easy to conceive on what principle the land-owners claim a right to share among themselves the common of the kingdom, to the exclusion of the rest of the population. We are not so primitive in our notions as to dispute with them the enjoyment of the property they possess, either by descent or purchase.

right they claim exclusively that which has never been appropriated or understood. Their right to the waste, like that to game, seems derive from the fiat of power than justice. The common is the natural right of the poor; at the best, it is only the *refuse* which was left after the final division of landed property; and for "the lords of the soil" to a second time to seize that which they had once abandoned as un-
their notice, is monstrous injustice. It is fair, however, at least, every enclosure they should leave a portion of the common for the use of a school or other parish purpose; although this would be less than strict justice requires, it would form some compensation for the loss of the heritage of the poor and the injury they sustain by its conversion into private property.

KNIFE'S CHARITY.

There is an old paper in the church chest, called an abstract of Knipe's will, vicar of Warcop, proved the last day of March, 1574.

From this, it appears that he directed his executors to purchase twenty nobles of white cloth to be bestowed yearly, as follows:—To ten poor families mentioned, of his own kin, 10s. yearly; to the poor of the parish of Warcop, in West-riding, 40s.; to the poor of the parish of Cliburn, 13s. 4d. He directed that his executors

should meet at Warcop-church on the day after Martinmas, and invite to as many of his kin as they could call together, their portions; and that his executors should then give to the churchwardens of Warcop to be divided the next Sunday amongst the poor of the parish, and that they should have due consideration unto such householders as laboured for their living, and were charged with children. The churchwardens were to make a certificate unto his executors, the day following, how they

had distributed the same; and if they did not act according to his will, that they should lose the benefit of 40s. which should be distributed to the poorest of his kin. He also directed that his executors should take the same order with the churchwardens of Cliburn, and they, with the poor of the parish, as prescribed before with the churchwardens and poor of Warcop.

It was not known in Cliburn how this legacy was laid out; and we must, therefore, reserve that inquiry till we come to the charities of Warcop.

The churchwardens of Warcop regularly transmit 13s. 4d. to this parish, which is added to the interest of the poor stock, and given away as hereafter mentioned.

POOR STOCK.

In the returns made to Parliament in 1786, it is stated, that the sum of £42, arising from different donations to the poor, was then vested in the minister, John Hall Stephenson, and the churchwardens; and the following donations have been subsequently made to the same uses:—

By Thomas Hutchinson	£5	0	0
By William Stephenson, in 1797	6	0	0
By the Reverend Robert Stephenson, 1803 ..	5	0	0

The sums, amounting, in the poor stock; £53, part thereof, to £58, are called the was lent to John and William

Mounsey, of Morland, on bond, dated 17th December, 1800, at 11*d.* in the pound interest; and the remainder was lent to the same persons, at the same interest, on their joint note, dated 25th October, 1803. William Mounsey is now dead; but his

father, John Mounsey, is and pays the interest of sums, amounting to £2 : This is given away at Chri together with the sum of 1 (Knipe's money,) to five poor families, generally not receiving weekly pens

PARISH OF CLIFTON.

SCOTT'S CHARITY.

Mary Scott, in 1784, left, in trust, the sum of £40, to be placed out on good security; and she directed that, out of the interest, her trustees should pay for being instructed in the English tongue, any three poor children of the parish of Clifton, whom they should think proper to appoint; and that they should distribute the remainder of the interest of the £40, yearly, amongst the poorest of the parishioners; who should have

no weekly or yearly pay the parish.

There have been some ructions in the payment interest on this legacy; but now regularly paid by T Scott, of Penrith, who is giving a bond as a security the parish for the amount. sum of 40*s.* is applied by educating three poor children the parish; and as it is sufficient for that purpose, is no surplus left to be buted amongst the poor.

CITY OF LONDON.

BREWERS' COMPANY.

LADY OWEN'S HOSPITAL OR ALMSHOUSES.

This hospital was founded and endowed by Dame *Alice Owen*, about the year 1609.

By indenture, in that year, made between Lady Owen and the Company of Brewers, reciting a license from the crown to the former, to purchase any parcels of land lying within the parishes of Islington and St. James, Clerkenwell, not exceeding eleven acres, and to build houses thereon for the

dwelling of poor widows of parishes, and the same and hereditaments not exceeding yearly value of £40, to give the Company of Brewers the maintenance of ten poor widows of the aforesaid parishes and reciting, that *Alice* had purchased certain ground called the Ermitage-fields, which she had built an house containing several rooms and a parcel of ground for garden

veyed the premises to company, in trust, for the charity for ever.

other indentures of the year, there was also conveyed to the Company, for the use of the hospital, a rent of £25 a-year, purchased by Owen, for the sum of £100 and issuing out of certain lands situate in the parishes of St. Andrew Holborn and St. Andrew Holborn, called the Charterhouse, containing, by estimation, twenty-three acres.

rules and orders established by Lady Owen, for the government of the hospital, provided that the ten poor widows shall be chosen from the inhabitants of Islington, of the age of fifty years or more, unless, through impotency, the governors should think fit to receive them at a lesser age; they shall be of good fame and honest conversation, and continue no longer in the hospital than while they remain single and unmarried; that each widow shall have one of the almshouses for dwelling, rent free, with a garden, according to the partition made of the same, and 16s. 8d. a year for her maintenance; and there shall be yearly laid out of the feast of St. John the Baptist, 100 lbs. of coals, to be divided equally among the poor widows, and each of them, once in three years, at Christmas, be allowed a cloth gown of three yards of broad cloth, and 15s. for making up the same; and her will that the Company

visit the hospital once a year, between Easter and Michaelmas, and that at such visitation, there should be yearly provided for the poor almswomen, 100 lbs. for a dinner.

rules farther require that

the almswomen should be constant in their residence in the hospital, and attend daily prayers at the school, founded by Lady Owen, (see page 305,) and that the master of the school should be appointed *custos*, or overseer of the hospital, with a salary of 10s. a-year for his pains in seeing that the almswomen did their duty, and advertising the governors of the state of both the school and the almshouses.

The hospital premises consist of a brick building, situate on the east side of St. John-street-road, in the parish of Islington, containing ten separate single apartments, with a small garden behind for each almswoman, and a court in front. The whole is in good repair.

The Ermitage-fields adjoin the hospital, and consist of seven acres of land, or thereabouts, with the exception of a small plot of ground which the Company gave up several years ago to the trustees of the Hampstead-road, and for which they receive the consideration of £2:5 a-year; the whole of the land has been let in parcels for building, on terms producing an annual rent of £365. The rent-charge of £25 a-year, given by the foundress out of the lands called the Charterhouse-closes, is received from Mr. Horsfall, of Norfolk-street, Marylebone, the present proprietor of those premises, which are situate on the north side of the New-road leading from Islington to Paddington, in the parishes of St. James, Clerkenwell, and St. Mary, Islington, and not in the parish of St. Andrew, Holborn, as represented in the deed.

The only other property be-

longing to the charity, consists of a sum of £1000, in the Four per Cents. purchased by the Company, with the produce of some old building materials taken from the hospital estate, producing an annual dividend of £40.

The total income of the charity arising from the several sources mentioned, including a sum of £2 : 5 received from the trustees of the turnpike-road amounts to £373 : 10, which applied as follows:—

Annual stipends to the widows, £10 each.....	£100	0	0
Donations of 10s. 6d. to each at Christmas	5	5	0
Cost of a chaldron and a half of coals to each, delivered in October and April, upon the average of four years, to Michaelmas, 1821.....	52	0	0
Annual expense of cloth for gowns, which are now bestowed at the end of every two years.....	11	10	0
Extra allowance to the widows in case of sickness or infirmity, at the rate of 2s. 6d. to 5s. per week, amounting in the year, on an average of the last four years, to.....	10	14	0
Allowances to the widows on the day of visitation of the governors, increased from 30s. to.....	2	10	0
Moiety of the expenses of the Company on the occasion of the visitation, the other moiety being charged to the school account.....	5	12	11
To the master of the school, as custos of the almshouses.....	0	10	0

Besides the above, the following disbursements, calculated on an average of four years, have hitherto been defrayed by the Company out of the rents and profits of the hospital estate, the income of the school not being adequate to meet its ordinary expenditure, viz.—

To repairs and insurance of school and almshouses ..	24	14	8
Lamplighter	3	4	6
Salary to the receiver of the rents	30	17	6
Incidental expenses	21	5	10
Gift to the clerk and beadle of the Company	0	13	4

Total expenditure....£268 17 9

From a statement of the receipts and payments made by the Company for fifty years, ending in 1817, it appears that, at the end of that period, there

was a balance on the amount in favour of the charities, £319 : 4 : 4, or thereabouts, but against this the Company claims to be allowed as follows; viz.

Debt incurred by the Company for surveyor's charges on account of the trust, calculated at.....	£100	0	0
Per centage allowance for <i>collecting the rents</i> from 1768 to 1789, during which time the receiver was paid out of the funds of the Company, at the rate of five per cent. on £5000, the total amount	250	0	0
For the <i>use of the Company's hall, time and attention of their servants to the concerns of the charity, stationery, and other incidental expenses for fifty years, at the rate of £10 per annum....</i>	500	0	0
	£850	0	0

being set against the benefit the charity in debt to pay to the amount of similar charges, it will were made by the Com- be case of Platt's Grammar school and other charities, will be noticed in the next

mswomen are appointed out of assistants of the 7, as vacancies occur in er; the qualifications as character, and situation rected by the foundress, ded to and required to ed by the minister and icers of the parish to candidates for admis- ng.

company, however, have ed strictly to the rules Owen, in confining the is to poor widows of 1 of Islington, but have d themselves authori- r the deed of endow- 22d November, 1609, the benefit of the cha- or widows belonging to 1 of St. James, Clerken- l the custom has been widows from each of parishes indiscrimi-

th Lorejoy, in 1694, ed to Lady Owen's hos- sum of £200, in trust, mpany. The poor wi- eive, also, the further 2 a-year from the Com- ually divided amongst der the will of Mrs. ter.

OWEN'S SCHOOL, IS- LINGTON.

indenture of foundation mshouses at Islington, v.

no mention is made of a school; but, in the year 1613, Lady Owen made certain rules and orders, bearing date the 20th day of September, "For the good govern- ment of a free-school and of the said almshouses, which she had erected at Islington aforesaid, and of which she had nominated the master, wardens, and com- mounalty of Brewers, London, to be governors." By these rules and orders she directed that the schoolmaster should have, for his habitation, rent-free, the chapel school-house and garden, and should be paid £5 quarterly, by herself, during her life, and after her death at the hands of the Company; that the charges of repairing the school should be borne in the same manner; and that the leases of any lands she had or should appoint, &c. should be granted, *not on fine, but for the best rent that they might*, for the better maintenance "of the said poor people and school." She further directed that the master should be able to teach the gram- mar, fair writing, ciphering, and casting of accounts; and that there should be thirty children in the school, twenty-four chosen from the poor inhabitants of the parish of Islington, and six from the parish of Clerkenwell.

At this time there were no lands or other source of income appli- cable to the school, unless the grant of the lands in Ermitage- fields could be construed to ex- tend to it. But in the same year, 1613, Lady Alice Owen made her will, dated the 10th of June, three months previous to the date of the rules and orders, by which she directed her exe- cutors to set apart a competent portion of her estate, to purchase

a piece of ground of the annual value of £20, for the maintenance of the schoolmaster. It appears that she afterwards, on her death bed, directed that the land so to be purchased should provide for the further sum of £2 for the repairs of the school and almshouses. Pursuant to this bequest and direction, Sir Thomas Rich, her executor, purchased a farm at Orsett, in Essex, containing forty-one acres, of the yearly value of £22; and, by deed, dated the 20th August, 1623, reciting the above facts, conveyed it to the Brewers' Company, for the before-mentioned purpose.

Upon the consideration of these documents it appears the payments directed in the rules and orders to be made on the school account by the Company, after the death of Lady Owen, were intended by her to be supplied by the fund for which she had already prospectively made provision in her will, and are not to be considered as impliedly charged on the property she had before conveyed to the Company for the almshouses. That the farm at Orsett, therefore, is alone to be considered as constituting the property of the school, though the revenues of both the Orsett and Islington estate are brought, by the Company, into one joint account.

The farm at Orsett is let to Ralph Robinson *for fifteen years*, from Michaelmas, 1815, at a rent of £68. It was let by public advertisement, under which tenders were received.

There is an annuity of £1, paid by the Company, to the schoolmaster, being part of the interest of a sum of money left for this

and other purposes, by Lovejoy.

These sums constitute the whole exclusive revenue of the school.

The school is always full when vacancies occur, and many applications for admission. It consists of the children of the poor, and of the children of the cent tradespeople, but only of those who are most needy, and who are taken indiscriminately from the parishes of Islington and St. Martin in the Vintry, and St. Dunstons in the East. They are taught reading, writing, and accounts. The master is ready to teach Latin, if the parents request it, *but none, at present, do so*. He has about twenty private scholars, to whom he gives classical instruction.

The master has now a salary of £30, and a gratuity of five guineas, if the governors order an annual visitation, appropriate to his conduct, exclusive of the salary of £10 per year from Mrs. Lovejoy's bequest, and 10s. as customary for the school and almshouses, for supporting repairs. He has a house, rent and tax free, and a chaldron of coals.

The direct expenditure of the school, for the year ending Michaelmas, 1817, was £84 and, for many years, has considerably exceeded the produce of the funds appropriate to it. The deficiency is made up, before stated, from the income of the premises at Islington.

PLATT'S CHARITY

I. FREE GRAMMAR-SCHOOL, ALDENHAM, HERTS.

Richard Platt, by his will, in 1599, reciting that Queen Elizabeth, by her letters patent, granted to him license to

near-school and almshouses Aldenham, in the county of , and had incorporated the Brewers' Company, as governors of the same, by the name of Governors of the Possessions, Hereditaments, Goods Chattels, of the Free Grammar-school and Almshouses of Aldenham; and that the said school and almshouses were accordingly erected; granted to the Brewers' Company certain lands and premises at Pancras in Middlesex, and at Aldenham, for the support of the school and almshouses.

The founder also made a body of rules and orders, whereby he directed, among other things, that the master of the school should be of the degree of master of arts, teach the common Latin grammar, and such other books which should tend to the instruction of the scholars in the Latin tongue, and civility of life, manners, and religion; and that the usher should also teach them English writing, ciphering, and accounts. That the master should have £20 a-year, and a school-house, garden, and a piece of ground beyond the almshouse for a residence; and the school should have £10 a-year, and an apartment for the school-house.

That the number of scholars should be sixty children, of poor families of Aldenham and of the neighbourhood of the Brewers' Company; and in default of such, to be admitted from the neighbourhood. Those of the founder's name and kindred to have preference.

The founder also left to the company, by his will, in 1600, a house in Great Knight Rider-street, subject to a payment of 2s per annum to the poor

of the parish of St. James, Garlick-hithe.

A part of the original property at Aldenham, with an allotment on the enclosure of Aldenham-common, was exchanged, in 1803, under the award of the Commissioners for the enclosure, for other lands in Aldenham, containing 62a. 1r. 39p. These, with the rest of the estates granted by the founder, are on lease to various tenants, and produce an annual revenue of £1032 : 2. The Company is also possessed of funded property, on account of the charity, amounting to £2573.

The property of the charity has been lately much improved by the letting a part of the lands, at Pancras, on building agreements, under which a great number of houses have been erected; from the ground-rents of which, the income of that estate has been raised, since 1810, from £211 : 10 to £866 : 1.

All the property, with a few trifling exceptions, appears to have been let either by public auction, by advertisement and tender, or on the valuation of the Company's surveyor.

It will be observed that the house in Knight Rider-street, given by the founder, produces a rent of only £4. When this house was let in 1773, a fine of £110 was taken, and the tenant covenanted to expend £60 in repairs, and £300 in rebuilding the house within thirty years. It was, in fact, a building lease; but forty-five years of the term are now elapsed, and the house is not rebuilt.

There are at present (1821) only fifty boys in the school, although the parish is populous and all who apply are admitted.

They are taught reading, writing, ciphering, and the catechism; but no Latin is or has been taught in the school for about thirty years.

The master (who is a clergyman and master of arts) receives now £120 per annum, £80 as master, and £40 as an allowance for the usher. It was raised to this sum in 1814, before which he had only £40 as master and £30 for the usher. He provides an usher, to whom he pays seventeen guineas a-year and gives him board and lodging. He has the school-house and premises rent

and tax free, and two chaldrons of coals. He had private pupils, but after the adoption of Dr. Bell's system in the school; in 1814, they were found to interfere with the free-school, and he gave them up.

The ordinary expenditure of the charity, excluding the purchase of stock, allowances of property-tax, and expenses incurred by improvements of the estate at Pancras, appears to have been on an average of three years ending Michaelmas, 1817, as follows:—

School expenses.....	£165	17	10
Repairs and charges on account of the estate, applicable to both branches of the charity	117	10	5
Almspeople	111	10	8
Total.....	£394	18	11

Which would leave a surplus on the rental only, independent of the stock dividends, of £411:12:9.

A statement was delivered in, by the Company, of their actual receipts and payments for fifty years preceding Michaelmas, 1817, upon the balance of which they appear indebted to the charity £819:16:2; but they claim to set against this, as due to them, a sum of £675, thus constituted: for collecting the rents from 1768 to 1789, (*till which time this was done at the Company's charge,*) at five per cent. on £3500, £175; and for the use of their hall and offices for transacting the business of the trust, proportion of salaries to their officers, for their time and attention engaged in its concerns, stationery, firing, &c. for fifty years, at the rate of £10 per annum, £500. *These claims appear to stand on very question-*

able grounds; inasmuch as they do not seem to have been noticed by the Company for a long course of years, and may, therefore, be presumed not to have been contemplated by them as having any substantial existence.

With respect to the school, it has, perhaps, unavoidably lost the character of a grammar-school, projected by the founder; but it seems somewhat extraordinary that, as a free-school for common education, situated in a populous parish, and open to all the neighbourhood, it should not be able to keep up its number to sixty; nor does the reason which has been assigned appear sufficient to account for this, namely, that the people there have a prejudice against Dr. Bell's system, and, therefore, prefer sending their children to another school, where they pay for their education. When the present master was

ed in 1800, the school
a still lower ebb, and the
s were *limited by the*
ing to thirty-six. He is
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the Company will be ena-
o devise some plan for
it increased energy and
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**ATT'S ALMSHOUSE, AL-
DENHAM, HERTS.**

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there should be a custos,
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master's and usher's wa-
rd poor people's pensions.
there should be six poor
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, to be appointed, after
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every one of the alms-
should have, for the habi-
of himself and his family,
the almshouses by him
built, rent free, to contain
om below and another
bove, with a garden; and
have, every quarter, 10s.

for his maintenance; that there
should yearly be allowed, about
Michaelmas, for every almshouse,
one load of fire-wood, to be ta-
ken from the loppings of the
trees standing on his lands in
Aldenham; and that every pen-
sioner should be allowed one
frieze gown, of the price of 10s.
or 12s. at the feast of Christmas,
yearly. That the said almspeo-
ple might be either men or wo-
men, and either single, or in a
state of marriage or widowhood,
provided none should marry after
their admittance. That none
should bring any children into
the almshouses, but by the al-
lowance of the governors; that
all the almsfolk should be
about the age of sixty years, ex-
cept they be impotent, and, there-
fore, thought fit to be relieved
at a lesser age, and such as have
been known in their youth to
have lived by their labour, and
have inhabited in the parish of
Aldenham seven years before,
unless, upon special cause, it
should please the governors to
admit of a less continuance
therein; all which premises
should be certified to the go-
vernors, on behalf of the party
to be admitted, under the hands
of the vicar, churchwardens, and
two or three substantial parishio-
ners of Aldenham, unless the
governors, of their own better
knowledge, should be pleased to
admit any without such certificate.

There are further regulations
for the attendance of the alms-
people at daily prayers, morning
and evening, and for their ge-
neral conduct; and power is given
to the governors to displace the
custos and almspeople for suf-
ficient cause.

The almshouses originally
built by the founder still exist,

and are kept in good repair by the Company. They consist of six dwellings under one roof, containing each two apartments, and are inhabited by six old persons, three men and three women, who are appointed by the Court of Assistants, upon petitions, stating the circumstances of their residence, age, and character, and signed by the minister and churchwardens, and, usually, by several of the inhabitants of Aldenham.

Besides the allowances from Platt's endowment, the almspeople enjoy the following benefactions:—

Harry Cherrington, Esq. in the year 1799, redeemed the land-tax of Mr. Platt's estates, and of another estate, under the management of the Brewers' Company, upon condition that the Company should make an addition of £24 to the pensions of the almspeople at Aldenham. This sum is accordingly remitted to the custos, who distributes it among them quarterly.

Mr. *John Neiman*, by his will, in 1802, gave to the Brewers' Company £300, Three per Cent. Consolidated Annuities, in trust, to apply the interest to the additional support of, and to be equally divided and given weekly to, the six almspeople in Platt's alms-houses, at Aldenham.

The money payments to the almspeople, from these several sources, give to each an income of £18:3, to which the value of the fuel and clothing makes an addition of about £3:16.

HICKSON'S CHARITIES.

I. GRAMMAR-SCHOOL, ALLHALLOWS BARKING, LONDON.

Alderman *James Hickson*, by

his will, in 1686, left the Company, the manor of Wapping and certain estates and premises in the parish of South 1 Middlesex, to the interest of the Company, should, out of the rents and profits, pay certain charitable quests there specified. He devised to the Company a piece of ground in the parish of Allhallows Barking, with the buildings thereon, to be converted into a school-house, and a schoolmaster's house, and required the Company to employ a schoolmaster, with a salary of £20, and two children, to be supplied with coals yearly, and a writing-master, with a salary of £8, after directing these and other specific payments, the amount of £74:5 pence, and providing that of £500 should always be kept up out of the rents and profits of the estate to meet repairs and rebuilding, he left all the residue to the use of the Company, for an addition and increase of stock and estate. By the rules and orders annexed to his will, he directed that there should be twenty children freely admitted in the school, to be admitted by the master and wardens of the Company; fourteen, the children of poor inhabitants of Allhallows Barking, and six, the children of the poor inhabitants of the parishes of Wapping, Whitechapel, and St. Dunstons, nearest to Nightingale Lane, in East Smithfield; the Company should supply the school with fuel, and they should pay the master one shilling on admission; and that they should teach the children the rudiments of common Latin grammar, and such other books as tend

instruction of youth in the knowledge of the Latin and Greek tongue, and purity of life, manners, and religion.

The estate at South Mimms is now let in several parcels, and produces a yearly rent of £319:10.

There is no separate fund of £500 kept up, as is directed by the founder, but the Company have a sufficient balance in hand, from the estate, to answer the demand.

The school is always full, and the boys are chosen according to the founder's direction. They are taught reading, writing, and arithmetic, their catechism, and the *Latin grammar*, if the parents wish it; but none at present learn it, nor have within these ten years. The present master, who is a clergyman, unites the two masterships, and, till about 1802, had only the original salaries, amounting together to £28. They were then increased, by the addition of £8 as grammar-master, and £2 as writing-master, making the whole £38; and he has a gratuity of £10:10 per annum, and also an admission-fee from the scholars of one shilling. He lives in the schoolhouse, which is kept in repair by the Company, rent and tax free, and has two chaldrons of coals a-year. He has the privilege of taking pay scholars, and has, on an average, from sixteen to twenty.

This school, though well conducted upon its present plan by the master, Mr. Ireson, appears to have fallen below the intention of the founder in the scale of instruction; but this seems to have been a necessary consequence of the smallness of the endowment. The additions already made to the emoluments

of the master have been voluntary contributions by the Company from the surplus of the charity estates, upon which surplus the school has no claim beyond the fund of £500, directed to be kept up for repairs and rebuilding.

II. ALMSHOUSES, SOUTH MIMMS.

The trusts on which Alderman Hickson devised his property to the Company, in addition to these relating to the school, are, that they should pay, out of the rents and profits to the six people who should, from time to time, be admitted into the six almshouses, founded by him, the sum of £24 per annum; and that the Company should provide, yearly, six loads of wood, for firing, for the almspeople, and should also provide six gowns of broad cloth every second year at Christmas, and should, out of the rents and profits, keep the almshouses in repair; and he directed that the almspeople should be admitted by the Company, out of the poor inhabitants of the parish of South Mimms, on the recommendation of the minister, churchwardens, and overseers of the poor, and some of the ancient inhabitants of the parish; such poor people to be governed and removed by the Company, as they should think fit.

He then directs that the Company should make the following annual payments and distributions, viz.: £10 among poor freemen of the Company, at the discretion of the master, wardens, and assistants, on the first Tuesday in February; £5 for a dinner for themselves, on the said first Tuesday in February; 40s. to the clerk of the Company, and 20s. to the beadle; two shifts

and one pair of hose and shoes to be given every New Year's Day to fifteen poor inhabitants of the parish of Allhallows Barking, to be recommended by the minister and churchwardens of such parish, and 20s. for a sermon to be preached yearly on New Year's Day, in the same parish-church, and to the clerk and sexton, 5s.; to the chapelwardens of Wapping, Whitechapel Hamlet, in Middlesex, £3, at Christmas, to be distributed among the poor inhabitants of that part of the hamlet which is in or near Nightingale-lane.

The almshouses were rebuilt by the Company in the year 1750, and are kept in good repair. They consist of six dwellings under one roof, inhabited by six widows, parishioners of South Mimms, appointed by the Company, on the recommendation of the minister, churchwardens, and inhabitants of that place. They receive from the

Company £6 a-year each quarterly payments, the pends having been raised to a sum from £4, many years. They have £1 a-piece annu in lieu of firing, and are supplied every second year, with goods consisting of three yards of cloth, of the price of 13s. yard. Each also receive at Christmas a donation of 10

The almswomen also receive £3 : 4 : 4 per annum, on account of a benefaction of Mr. Neiman, in 1802.

The payments to Allhallows Barking, and to Wapping Whitechapel, are made as directed. The £10 given to poor from the Company was formerly paid to two persons of the parish, in sums of £5 each. About ten years ago one of the two annuitants died, and on application being made for a share, the whole £10 was given to the survivor, and has continued to him ever since.

OBSERVATIONS.

One cannot help stopping a moment to reflect on the extraordinary trusteeship of the Brewers' Company, in the management of the charities of Lady Owen, Mr. Platt, and Alderman Hickson. The income of these charities is £1672 : 2; out of this sum one hundred boys are educated, and twenty-two almspeople paid some miserable stipend, and the consequence is that there is an average annual surplus of £8000 the "general fund." The appropriation of this surplus is the thing wondered at. It seems never to have occurred to the trustees that, as the estates and revenues were originally intended for charitable uses, the equitable mode of expending the surplus would be to multiply the number of each charity in proportion to the augmented revenue. This did not occur to the self-elected junta who have the management of these matters; and such arrangement, there would have been nothing to guttle, nor tittle to put into the pocket. What then do these worshipful gentlemen do? Why, from the time there is a surplus income, they raise up some new-fangled charges—such charges as were never before made by trustees—they charge for their TROUBLE, for the time of their officers, for the use of their offices for stationery, and a per centage for collecting the rents. Mind, these charges were never thought of till there was a surplus income—their stipends before were *gratuitous*; and mind, too, that these charges are framed by such singular powers of arithmetic—so nicely adjusted, that they equal, or a little exceed the redundant revenue, without hardly leaving anything, notwithstanding that the income of each charity has enormously increased, and every outgoing, with exemplary fidelity, has been kept the precise amount fixed, two centuries ago, by the donors!

We have met with extraordinary devices for dissipating the revenue

charities, some expending them in law-agency, in builders' and surcharges, others in summer excursions, in gold medals, and in sumptuaries; but the expedient of the Brewers', it must be confessed, is. However, they will certainly have to refund; they have charged thousands for their trouble as trustees, which will never pass. It is as that the law of England allows no remuneration to trustees. We need, recollect a recent case in the Vice-Chancellor's Court, when approximation to such a principle was admitted. It was in *Wilkinson v. Wain*; when his Honour conceded that trustees may charge for col-
weekly rents—such labour being too onerous to be performed gratis. This was considered to be stretching a point, but even this would cover the exactions of the Brewers.

POTTER'S GIFT.

Mr. Potter, about 1596, left the Company a messuage, in Houndsditch, upon trust, at the expiration of a lease of twenty-one years, they should, the rents, pay, for ever, yearly, amongst six poor men, past labour, and the the rents and profits to be employed upon reparations of tenements, or otherwise, at the discretion of the master and wardens of the Company. The messuage given by Mr. Potter (No. 45, Houndsditch) is now in the occupation of Samuel Newman under an agreement for a term of twenty-one years, from the 1st day, 1822, at a clear rent of £35. The whole of the rent is carried to the general account of the Company, and a distribution is made of the sum of £3 amongst poor free-men of the Company.

According to their discretion, for ever. This annuity of 20s. is received by the Company from Mr. William Griffin, as the owner of the Queen's Head public-house, in St. John's Street, Smithfield, but it is *not distributed amongst the poor* of the Company.

SMALLMAN'S GIFT.

This was the grant of a messuage, situate in St. John's Lane, in the parish of St. Sepulchre, on trust, to the vicar and others of that parish, to pay £3, yearly, to the Company, for the benefit of poor decayed freemen, the residue of the rents and profits to be applied to the relief of the poor of St. Sepulchre's. The annual sum of £3 is received in respect of this gift by the Company, from the vestry-clerk of the parish of St. Sepulchre, *but no distribution is made in respect thereof to poor freemen.*

NEWMAN'S GIFT.

Mr. Newman, in 1590, granted the Company an annuity of £4, to be issuing out of a messuage in St. John's Street, to be applied to the use of decayed persons of the mystery of ale-brewing in the City of London, and distributed amongst them by the master and wardens of the Company at Christmas, ac-

YORKE'S GIFT.

John Yorke, by will, in 1612, gave to the poor of the Company £4, yearly, for ever, to be distributed, quarterly, among ten of the poorest sort of that Company, to be issuing out of his messuage or inn, known by the sign of the Nag's Head, at Islington, in the county of Middlesex. This annuity is now received from the

governors of Christ's Hospital, as the owners of the messuage, by the Company, and is carried to the Company's *general account, but no distribution is made in respect of it.*

BELLOWE'S GIFT.

Roger Bellowe, in 1614, devised his lease at Wickham, in Buckinghamshire, for 600 years, to the use of poor ale-brewers, the Company paying 12*d.* yearly, as expressed in the lease, and distributing the rest of the rents and profits as follows: to ten men and ten women, pensioners of the Company, 5*s.* each; to the yeoman brewers, 20*s.*; to the clerk of the Company, 10*s.*; to the beadle of the Company, 5*s.*; to the master and wardens, 19*s.*; and the remainder (if any) for "discharging of acquittances, or otherwise;" the rent then paid being £8, yearly.

The property now held by the Company, under this gift, consists of two cottages and fifteen acres of arable land, called Little Totteridge, in the parish of Chipping Wycombe, in the county of Buckingham, now in the occupation of Richard Barton, under a lease for eight years and a half, from Lady-day, 1822, at the clear yearly rent of £25. The rent is carried to the Company's *general account, and no payments are made in respect of it*, according to the directions of the donor's will. As those directions comprised a specific application of the whole of the rent of the premises payable at that time, except 5*s.* which sum was to remain "for discharge of acquittances, or otherwise, as about this shall fall out," it appears that it was the donor's intention that the whole produce of his es-

tate should be applied to the purposes mentioned in his will; and that the present increased rent ought, therefore, to be applied to the objects specified by him in a proportionate augmentation of the several payments. There are not, at this time, any "Yeomen Brewers," but it is understood that there formerly were persons known by that description, forming a branch of the Company.

ANN POTTER'S GIFT.

Ann Potter, in 1614, gave to the Company, £100, upon trust, to pay, yearly, to each of four poor widows of freemen of the Company, 10*s.*; and to pay amongst the almswomen of the almshouses built by Mrs. Owen, at Islington, yearly, 40*s.* equally. And to pay to the churchwardens of each of the parishes of St. Sepulchre, without Newgate, and St. Giles, without Cripplegate, 20*s.* yearly, for the use of the poor of these parishes respectively; the several sums to be distributed on the 1st of November, yearly.

The annual sums of 40*s.* given to the almswomen of Lady Owen, of 20*s.* to the churchwardens of St. Sepulchre's parish, and of 20*s.* to the churchwardens of St. Giles's parish, are regularly paid by the Company, but no distribution is made by them in respect of the 40*s.* yearly, directed to be given to the widows of poor freemen of the Company.

HUNT'S GIFT.

Robert Hunt, in 1620, gave to the Company £200, to be employed for the best benefit they could, upon trust, out of the profits to pay yearly, to the vicar of

er's, without Cripplegate, long as such vicar, or his minister, should exercise form catechising of youth the church of the same every Sabbath-day, from two o'clock in the afternoon, yearly. But if the vicar should fail in payment of a sum of £10, he directed that he should repay the £200 to the vicar and churchwardens at the time being of the said sum, to be employed for the purpose of £10, yearly, for the said purpose.

The Company now pay to the vicar of the parish of St. Giles, Cripplegate, £8, yearly, in pursuance of this gift. The sum of £2 of the annual sum of £10 is deducted for land-tax. Some deduction appears to have been made at least as far as the year 1752; and extracts produced from the books of the Company, probably, been made at the time of the first imposition of the land-tax. As the sum of £10 is directed to be paid to the vicar, donor, to be paid in respect of a sum of money given to the Company, there is to be no ground for any charge for land-tax; the Commissioners apprehend that the annuity of £10 to be paid to the vicar, without deduction, so long as he performs the duties specified in the donor's will.

In reference to the vicar of St. Cripplegate, it appears that the children of the parish are catechised on Sundays, but on Wednesday in Lent, in respect he has followed the practice of his predecessor,

never having seen the will of Mr. Hunt.

ROCHDALE'S GIFT.

Richard Rochdale, in 1657, gave to the mayor, commonalty, and citizens of London, governors of Christ's, Bridewell, and St. Thomas's Hospitals, three messuages, two of them situate in the parish of St. Giles, without Cripplegate, and the other in the parish of St. John Zachary, near Wood-street, upon trust, (amongst other things,) to distribute out of the rents, £3, yearly, to the Company of Brewers, for the use of their poor. This annuity is received from the governors of Christ's Hospital, by the Company, and is carried to their *general account*.

JEMITT'S GIFT.

This was a sum of £200, which, in 1679, was paid to the Company, on trust, to be invested in land, and out of the rents to pay £6 yearly, to four poor freemen or widows of freemen, and the residue to be to the use of the Company. The Company charged their estate, in Shoe-lane, St. Bride's, then on lease for seventy-one years, at the yearly rent of £7, with the payment of this annuity for the uses mentioned. The property so charged now consists of four houses, Nos. 4, 5, 6, and 7, let by the Company, at rents, amounting, in the whole, to £157, per annum. *No distribution is made in respect of this gift.*

It will be seen that various annual gifts, to be distributed amongst the POOR of the Brewers' Company, and amounting to nearly £50 per annum, are not at this time so applied. Pen-

sions, varying in numbers and amount, were formerly paid by the Company to poor freemen and their widows. In 1757, these pensions amounted to £40 per annum. In 1760, they amounted to £32, divided amongst four persons; in 1762, to £24, divided between two; in 1765, to £15, amongst three; in 1768, to £24, amongst four; in 1775, to £40, amongst five; in 1780, to £40, divided between two; in 1789, to £21, amongst three; in 1793, to £37 amongst three; in 1795, to £20, between two; in 1796, to £16, amongst three; and in 1803, to £21 per annum, paid to one pensioner. The last pensioner received £12 : 12 per annum, and died in 1817. Occasional relief has, also, been given from the funds of the Company, upon applications being made for assistance by poor members thereof. *At the present time, no annual sums are distributed to the poor of the Company, in respect of any be-*

nefaction, except that of Whitecross-street estate, by Mr. Whitbread. It is that the poor of the Company are not numerous, and that applications are made for poor of the last charity. But Commissioners think that, *little exertion* on the part of the Company, proper objects may be found for the specific application of the different donations; at all events, additions may be made, in respect of three charities, to the allowances made to poor persons, in respect of Whitbread's gift. It, also, appears very desirable that sums arising from or payable in respect of the charities, should be carried to a *distinct account* not to the general fund of the Company.

The Commissioners are assured that measures will be taken by the Company, without delay, for the proper administration of these charities.

OBSERVATIONS.

Had it not been for the seasonable inquiry of the Commissioners, an immense number of charities would have speedily sunk into oblivion; their existence would have been unknown to those interested in them, and their funds would have quietly lapsed into the hands of trustees. Nothing can preserve such endowments from decay but a constant and vigilant superintendence of their situation ought to be annually brought before the public; the amount of their revenue stated, the number of objects relieved by them, and the description of persons entitled to share in their benefits. We cannot feel surprised at the decay of the Brewers' charities, notwithstanding the enormous increase in their revenues. The Company is naturally desirous of abridging, as far as possible, their labour; fewer almspeople they have to support, and less employment of their officers, and greater the sums to carry into the "general fund" of the fraternity. The motives which influence them appear to be the converse of those which governed the founders of charities; the object of the latter was to benefit human nature to the utmost, of the former to reduce that benefit to a minimum.

WHITBREAD'S GIFTS.

I. GREAT BARFORD ESTATE.

Samuel Whitbread, Esq. during his life time, made a very

ample provision for decayed brewer-brewers.

By indenture, dated March, 1794, he granted, to the master, wardens, and eight

, his estate, situate at Barford, in the county of York, upon trust, to make the same in such manner as should be directed to them most advantageous, and apply the rents and profits to such uses as he should direct in the deed. After paying land-tax and other charges payable by landlords, there was to be paid, yearly, ten per cent. into the common stock of the Company, for its use, and the residue, yearly, to the clerk of the Company, for his trouble in receiving the rents; and the residue of the rents, during the life of Mr. Whitbread, was to be paid into the public funds, in the names of four trustees, to be appointed by the master, wardens, and commonalty of the Company, and to form an accumulating fund, which, together with the residue of the rents, after Mr. Whitbread's death, was to be applied to half-yearly payments, in the months of January and July, of every year, towards the maintenance of one or two master brewers of the age of fifty years, or upwards, who should have been on the trade of a brewer, and who, by reason of the bills of mortality, or sickness thereof, for many years, had been considerable and respectable, with good characters, and who, by reason of losses in the brewing trade, should have come to poverty, or been reduced in circumstances, and want relief; persons to be chosen by the assistants and continued as they were deemed by the court proper objects of the bounty. The sum of £150 a year to be paid to one master brewer, or the sum of £100 a year each to two, with preference to be given to such persons as should have been of the court

of assistants; and if any such master brewer should die, leaving a widow, that then such widow should be paid an annual sum, not exceeding £50 nor less than £25, for so long as she should, in the opinion of the court, be thought a proper object of relief. If no brewers nor widow of the description mentioned could be found, or if the accumulated fund should not be exhausted, then the provision of the donor was to be allowed to augment till it amounted to the clear yearly sum of £150, which the trustees were to pay to one such master brewer of the aforesaid description, annually, or the sum of £100, annually, to one, and £50, annually, to another; and if at any time the residue should amount to the clear yearly sum of £200, then the trustees should pay the sum of £200, annually, to one such master brewer, or the yearly sum of £100 a-piece to two such master brewers; and if it should happen that the residue should ever increase to more than £200, yearly, then the trustees, after such annual payments, should dispose of the surplus towards the support of such *other person or persons as they should think proper objects of relief.*

The clerk of the Company was required to keep an account of the number and descriptions of the persons receiving the benefactions, which account should, at all seasonable times, be open to the inspection of the donor, his heirs, and descendants, as well as the Company. It was, also, directed that, as often as the trustees should, by death or otherwise, be reduced to the numbers following; viz. the trustees of the freehold premises

of Whitecross-street, on every Allhallows-day, pursuant to the will of *Richard Carpenter*, deceased, and also excepting the then existing leases of the premises.

The rents are received by the clerk of the Company. In consequence, probably, of its being thought advisable, in the first instance, to apply the rents to the redemption of the land-tax, no distribution of this gift took place till January, 1800, when the balance in hand, being £162, was

given away, and from that time to the present, an annual distribution of the surplus rent, after payment of the particular charges specified by the donor, and some small incidental expenses, has been made in the month of January, by the master, wardens, and court of assistants, amongst poor freemen and their widows.

In January, 1822, the income of the charity, amounting to £126 : 5 : 8, was thus disposed of:—

	£	s.	d.
Rent-charge paid to the churchwardens and overseers of the parish of St. Luke	2	0	0
To the Brewers' Company	10	10	0
To the clerk of the Company as receiver	5	5	0
To the beadle of the Company	2	2	0
To the hall-keeper, for clearing the hall on the day of distribution	0	6	0
Receipt stamps, &c.	0	8	10
To a poor freeman of the Company, formerly one of the court of assistants, seventy-seven years of age ..	22	0	0
To three poor widows of members of the court of assistants, £19 each	57	0	0
To a poor widow of a freeman	8	13	10
To three poor widows of freemen, one of whom is blind, £6 each	18	0	0
	<hr/>	<hr/>	<hr/>
	126	5	8

The same persons usually continue to receive a portion of this gift nearly to the same amount every year, but they are not considered entitled thereto as an annuity; and if the circumstances of any of them were to improve so as to render them not fit objects of the charity, their portion would be withheld and applied to others.

BAKER'S ALMSHOUSES.

John Baker, Esq. in 1813, conveyed to Robert Barclay, Esq. the master of the Company, and twelve others, £8500, three per cent. government stock, and also

his messuage at Mill-hill, in the parish of Horton, in Buckinghamshire, upon trust, to erect and endow six almshouses in any of the parishes of Christchurch, Middlesex, Shoreditch, Hoxton, Bethnal-green, Whitechapel, or the Hamlet of Mile-end, for the abode of six poor women of the age of fifty years, and who had been inhabitants of the parish of Christchurch for the space of five years. Each almswoman to receive, for her maintenance, the weekly sum of 10s. 6d. and to be annually provided with one chaldron of coals, one camlet, or stuff gown, two shifts, one flannel pet-

vo pair of worsted stock-
d two pair of shoes. The
ses were to be substan-
tions, with appurtenances
dens annexed, and to be
l with furniture out of
it-property. Upon the
r removal of an alms-
the trustees were re-
to elect another within
lendar months, and they
so empowered to make
the government of the es-
tent. Out of the trust-in-
£20 was to be yearly ap-
ed to the general use of
mpany; £10 was to be
the clerk for his trouble,
to the beadle. Separate
ere created for the real
led property; and it was
l, when the trustees of
hold premises were re-
o five, and of the trust-
two, the survivors should
vely make a new con-
to others nominated by
er, wardens, and court of
ts.

Baker died in 1818, but
ity has not *yet been esta-*

At the time of this in-
ion, it was stated inqui-
been made, on the part
rustees; to find a piece
d proper for the erection
tended almshouse, within
prescribed by the donor,
out success; plans, how-
the intended almshouse
a prepared to be acted
en a convenient situation
be found. After the In-
mmenced, the Governors
London Hospital offered
them a piece of land in
end-road, on the south
re Hospital, and the treaty
urchase is in progress.

In the mean time, the divi-
dends of the stock have been
regularly re-invested, and, in
March, 1822, the funded pro-
perty consisted of £7459 : 1 : 7
Three per Cent. Reduced, of
which £3390 : 9 : 9 arose from
the £2500 stock, set apart for a
building fund.

The lease of the cottage and
land at Mill-hill, which was in
existence at the time of the do-
nation, expired in 1816, when the
trustees, in consequence of the
depreciation in the value of land,
were unable to obtain so large a
rent as before, and have let the
premises to Richard Hammond
and John Whitburn, for a term
of seven years, from Michael-
mas, 1816, at the yearly rent of
£84, being the best terms that
could be obtained. The rents
have been received by the clerk
of the Company, as receiver of
the charity, from the time of the
conveyance, the clear amount
thereof being £614 : 8 : 6. The
annual sums payable to the Com-
pany, and to the clerk and beadle,
since the date of the gift, have
been regularly paid; and there
remained in the receiver's hand,
to the close of the year 1821, a
balance of £409 : 18 : 1.

It is apprehended that the re-
sidue of the yearly rents ought
to have been invested in the same
manner as the dividends, to ac-
cumulate for the benefit of the
charity.

As four years have already
elapsed since Mr. Baker's death,
it is highly expedient that active
exertions should be made by the
trustees, without delay, for car-
rying into execution the bene-
volent intentions of the donor.

OBSERVATIONS.

The last concludes the list of charities under the management of the Company, and the following exhibits a summary of the income and disbursement of each, so far as they are reported :—

	Income.	Expenses.
Lady Owen's School and Almshouses, Islington	£ 445 10 0	£303
Platt's Free Grammar-school, and Almshouses, Aldenham, Hertfordshire ..	1107 2 0	394
Hickson's Free Grammar-school, Allhallows Barking; and the Almshouses, South Mimms	95 13 6	319
Potter's Gift, No. 145, Houndsditch....	35 0 0	—
Queen's Head, St. John's Street	1 0 0	—
Smallman's Gift	3 0 0	—
Yorke's Gift	4 0 0	—
Little Totteridge Estate	25 0 0	—
Ann Potter's Gift	6 0 0	4
Hunt's Gift	10 0 0	8
Rochdale's Gift	3 0 0	—
Shoe-lane Estate	157 0 0	—
Great Barford Estate, exclusive of funded property	200 0 0	—
White-cross street Estate	126 5 8	126
Baker's Almshouses.....	306 0 0	—

So it appears the surplus income of the Brewers' Company, for civil purposes, amounts to £1362 : 2 : 8, and this is carried to the general fund of the society. The general fund of this fraternity, like the general fund of other chartered companies in London, being a principal absorbent of the surplus, is left for the benefit of the poor, the widow, and orphan. The purposes to which these general funds are applied are too well known to require particular description. It is notorious they form the perennial spring from which the masters, wardens, and assistants have been enjoying the benefit for centuries. They constitute the bank which defrays the cost of dinners and ostentatious entertainments to royal and ministerial visitors; to be hoped that, on these festive occasions, all the honours are bestowed on the living, from whom favour and preferment may be expected; but that some retrospective gratitude is manifested towards the dead, by a bounty—though intended for widely different purposes—furnishes the board with all the delicacies of the season, the costly wines, the service of plate, and the other et ceteras which give éclat to the banquet.

Cutlers' Company.

FLEET-STREET ESTATE.

Thomas Bucke, citizen and cutler, of London, in 1566, gave to the Company his messuage in Fleet-street, in the parish of St. Dunstan in the West; also his messuage and houses in Fleet-lane; and also his messuage and two other tenements in the town of Egham, in the county of Surrey; and all his messuages, lands, rents, &c. with the appurtenances, charged with annuities, in fee, to several persons of his name, amounting, in the whole, to £16 per annum. The yearly payments made on account of this property were £3 : 6 : 8 to the master and scholars of St. John's College, Cambridge, towards

and maintenance of a of his name or kindred, he isle of Ely, or else- or, if none such could l, then the son of a free- proved by the master and i, and the vicar of St. re without Newgate, to re exhibition. To the habitants of Fleet-lane, alleys adjoining, he gave be paid to and distri- y the churchwardens of h of St. Sepulchre. To of Wilberton, especially kindred, dwelling there, be paid to the church- of that parish. To the Christ's Hospital, in and St. Thomas's Hos- outhwark, 40s. Lastly, ed 20s. to be paid to the d churchwardens of St. re's, for the repair of the hurch there.

re the Cutlers' Company d to make such payments *ing requested so to do, space of one year and a beyond the period they rely became due, then le of the property so was to devolve to the and fellowship of Ar-, in London, to be by ministered, subject to the appropriations. And, in of the latter Company, ator left his property to Bucke, son of his bro- m, and to his heirs for he Cutlers', provided the remained with them, pay, yearly, to the fel- of Armourers, 13s. 4d. 10s. were to be given to of the said fellowship, ld. to the master warden, ke merry withal."*

pears that, previously to the Company had pur-

chased to the amount of £14 per annum of the annuities of £16 per annum, which were given to the several persons bearing the testator's name; and it is probable that they purchased the residue of such annuities shortly after that period.

Under this will, the Cutlers' Company now hold a house in Fleet-street, opposite to Water-lane, which is let to Thomas Thompson, a shoemaker, at the annual rent of £105, and six houses in Fleet-lane, which are let on building leases, for sixty-one years, from 1793, at ground-rents, amounting, in the whole, to £54 per annum. The testator is supposed to have had only a chattel interest in the property at Egham, which terminated about the year 1705, as there is no entry in the accounts of the Company of the receipt of rent for those premises since that period. It appears, from a memorandum in the minute book of the Company, that the house in Fleet-street had been let, in 1698, at a ground-rent of £2 per annum, and that the tenements in Fleet-lane were let, at the same time, at an annual rent of £4. These respective rents seem to have continued till the year 1744, when the former was demised for twenty-one years, at the rent of £32 per annum, and the latter for thirty-one years, at £22 per annum. Upon the expiration of these leases, a further increase was made in the rents; and there is no reason to believe that, in modern times, the Company have neglected to dispose of the property to the best advantage.

There are extant accounts relative to the disposal of the charitable gifts of the testator so far back as the year 1640; but

such as are prior in date to 1699, are, in many particulars, illegible. From 1699, all the annuities appear to have been regularly paid till 1706, when, in consequence, probably, of the determination of the interest in the premises at Egham, and of the small annual rent derived from the rest of the trust-property, the *payment of several of the charitable donations was discontinued, and has never since been renewed.* The annuity of 40s. payable to the churchwardens of the parish of St. Sepulchre, to be distributed to the poor inhabitants in Fleet-lane, has not been paid since; and there was due to them, for arrears of this annuity, at the commencement of the year 1821, the sum of £228. There was due also to the same persons, in respect of the annuity of 20s. given for the repair of the church of St. Sepulchre, the sum of £114, for arrears incurred during the same period. For the same time the moiety, of the annuity of 40s. to St. Thomas's Hospital has been unpaid, and there is, therefore, due to that hospital, from the Company, £114. The other moiety which is payable to Christ's Hospital, has been paid up to the present time. In 1727, a composition of 3s. 6d. in the pound was paid by the Company to the churchwardens of Wilberton, in lieu of all arrears of the annuity of 40s. accruing to that parish from the year 1706; and as no subsequent payment has since been made to the churchwardens of that parish, a sum of £186 is now due to them. The payment to the Armourers' Company has been annually made. The annuity of £3:6:8, devised for an exhibition to St. John's College, Cambridge, appears to

have been regularly paid till but since that time it has been withheld. There is an entry in the minute book of the Company dated April, 1796, that a prohibition to St. John's College should be discontinued till it should appear to be a satisfaction of the college according to the intention of the donor's will. It is said that no person has been named to the Company of that college, who was the testator's name or kindred; that no son of a freeman of the Company has applied for benefit of the exhibition; does not appear *that the Company have, in the mean time, taken any steps to invite applications.* The Commissioners have the authority of the Company for stating that they are ready to pay the sums which have accrued in respect of this branch of the charity, ever they are *legally called so to do*, as well as those which have arisen since the discontinuance of the other payments directed by the testator; and it appears that they apprize the churchwardens of Wilberton of the existence of their claim in January, 1821.

It only remains to express the hope that, as the sums, in respect of the several gifts have been ascertained, the Company will lose no time in discharging their claims upon them; and that they will, in future, make the payments with punctuality.

THE BELLE SAVAGE INDEMNITY. John Craythorne, by will, 1568, gave the reversion of a messuage or tenement, called the Belle Savage, situate in the parish of St. Bride, in the street, London, after the death

of his wife, to the Company, upon condition that they should, yearly, give £10, in coals, to the poor, dwelling in St. Bride's, to be distributed by the churchwardens and six of the chief inhabitants of that parish; also, upon condition of paying, yearly, £6 : 13 : 4 towards the maintenance of two scholars at the universities of Oxford and Cambridge, provided that neither scholar should be eligible to receive this annuity after he had obtained any preferment, of the annual value of £10, or upwards. In default of the Company administering the charity agreeably to these conditions, the Belle Savage Inn was to devolve to the governors of Christ's Hospital, to be by them applied to the uses specified.

Mr. Craythorne also devised the house in which he dwelt, called the sign of the "Rose," in Fleet-street, upon condition the Company should pay, yearly, for ever, at or before the feast of the Nativity, £3 to the poor prisoners within the four prisons, called Newgate, in London, the King's Bench, and the Marshal-

sea, in Southwark, and the Gatehouse, at Westminster; viz. to each prison, 15s. And he directed that if the Company should not perform the conditions in manner and form, the messuage, called the Rose should remain to the heirs of his wife.

The inn, called the Belle Savage, together with the premises adjoining it, and forming a part of the establishment, are supposed to include the messuage wherein the testator dwelt, called "the sign of the Rose, in Fleet-street." These are altogether let, by the Company, at the rent of £1101 : 10 per annum. The several annuities mentioned in the will have been regularly paid; but the Company have increased the two exhibitions, since the year 1800, to £6 : 13 : 4 each. The exhibitioners are appointed by the Company, and their annual stipends are paid to them until they take their master's degree, or are otherwise preferred, upon the production of testimonials of their good conduct and regular residence in the university.

Curriers' Company.

DAWES'S CHARITY.

William Dawes, by will, in 1729, gave his freehold messuage or tenement, with the yard and backhouse in King-street, Westminster, known by the sign of the King's Head; and also, his two freehold messuages or tenements, and warehouse, situate in Helmet-court, in Wormwood-street, London, unto the Worshipful Company of Curriers, upon trust, out of the rents and

profits, to pay to ten persons, members of the Company, and that should have been masters in the trade of a currier, or to their widows, £4 : 4 a-year a piece, by equal quarterly payments; the ten persons to be elected by the master, wardens, and court of assistants, or the major part of them; and that as any of them should die, others should be chosen in their stead, on the

next quarterly court-day, and that 20s. should be allowed towards the burying of every one which should be so elected, and die; and upon trust, that the remainder of the rents and profits should be kept as a fund for answering taxes, and other contingencies, and such other uses as the Company should think fit.

The premises in King-street, Westminster, were sold under an act of parliament for building Westminster-bridge, in 1746, for £420, a great part of which sum was laid out, about the year 1760, in the erection of new buildings in Helmet-court, the former messuages there having become so dilapidated as to require renovation, and the remainder of the fund, after being for some time set apart on a separate account, to answer the trusts of the will, in repairs, insurance, and other expenses attending the buildings in Helmet-court, was *ultimately merged in the general funds* of the Company.

The Company are in possession of the premises in Helmet-court, which now consist of a dwelling-house of two stories, and two stables, with lofts over each. The house is held by Edward

Crowley, under a lease for twenty-one years from Lady 1816, at the yearly rent of the larger stable is let to Clamitson and Jesse White for twenty-one years Christmas, 1814, at the rent of £30; and the smaller stable to Messrs. Smith, on day, 1816, at the rent of £ annuum. The premises are their full value.

The sum of forty guineas a year is paid, by the Company, to ten poor freemen of the parish, who have been married in the trade of a currier, or to widows, in sums of £4 : 4 by quarterly payments. Pensioners are selected by the master, wardens, and committee, at a quarterly meeting, and receive their stipends for life.

The remaining rents are added to the general account of the Company, and the Company repair the premises, when necessary, out of their funds.

A payment is made as as demanded, of 20s. to the burial of any poor person, and the money is generally for on the death of the pensioner.

Dyers' Company.

CITY-ROAD ALMSHOUSES.

These almshouses consist of five separate buildings, adjoining each other, and forming three sides of a square, in the centre of which is a small garden, and behind the buildings are yards and other conveniences. The buildings contain sixteen rooms for the like number of poor per-

sons, eight men and eight women. The present almshouses were erected at the expense of the Dyers' Company, on a piece of ground in the parish of St. Luke, purchased for the purpose and conveyed to the wardens in commonalty of the Company in 1775. The almshouses

ected and established, in two former sets of alms-taken down, one of them in Cock-alley, Thames-street, and the other in Dyers’ Buildings, Holborn.

There are no original deeds or charters in the possession of the Company, or elsewhere, relating to the foundation of the former almshouses; but it is recorded in the minute book of the Company, called the Green Book, that a part of an estate in Allhallows-the-Less, Thames-street, was given to the Company, (the rest came to the Company by purchase,) was granted by Robert Tyrwitt, in the 36th year of Henry VIII., with a covenant that seven almshouses being erected upon part of the premises, the same should be maintained for ever, by the Company, for twelve poor men and three poor women, all unmarried, and to them 8d. quarterly, and 16s. at Christmas, in lieu of rent, to which the Lord Mayor, Citizens, and Chamberlain of London, are appointed assessors, but that the Company have lost this deed.

It appears, also, by the same minute book, that the same ground was, after the fire of London, charged, by *Elizabeth Bannister*, for ever, with the payment of three rents, the one of £5 per annum for fifteen poor of the Company, another of £5 per annum for twelve poor of Allhallows, for the third of £5 to the parish of St. Andrew, Holborn, near Barnard’s Inn, in the parish of St. Andrew, Holborn, was given, by *Henry West*, to the Company, in the 4th of Edward VI. with a proviso, that they

should convert part of the premises into eight almshouses, and allow 2s. 2d. quarterly, for ever, to the poor, and 6s. 6d. for ever, at Christmas, in lieu of charcoal, and 3s. 4d. to the Chamberlain of London, to view the premises yearly; and that the Lord Mayor and Chamberlain of London were made parties to the deed, and supervisors of the charity, and that the deed is supposed to have been destroyed in the fire of London.

Both the estates mentioned in the above entries are now in the possession of the Dyers’ Company, and are of large annual value. The former consists of several warehouses in Allhallows, Thames-street, and the latter of the buildings in the parish of St. Andrew, Holborn, near Barnard’s Inn, called Dyers’ Buildings.

The almshouses in the City-road are kept in repair by the Company, and are occupied by sixteen poor persons, being freemen or liverymen of the Company, and widows of such, eight of either sex.

When vacancies occur in the number of the alms-people, public notice is given, and a selection of new objects of the charity is made on the next court-day, from such candidates as are considered most proper to be admitted.

The allowances to the alms-people have long been increased beyond the amount provided by the founders of the original almshouses. For some time before 1812, there was a quarterly stipend to each of the poor persons, of three guineas; the quarterly payment to each has since been four guineas, to which is added an allowance of 10s. 6d.

It appears, by another entry in the same book, that an estate, near Barnard’s Inn, in the parish of St. Andrew, Holborn, was given, by *Henry West*, to the Company, in the 4th of Edward VI. with a proviso, that they

in money, and seventeen sacks of coals every Christmas. One of them also receives, as porter for attending the gate, 10s. 6d. quarterly.

As to the three rent-charges of £5 each, given by Elizabeth Bannister, the first is to be considered as forming part of a general fund for the poor, next mentioned, and the other two are regularly paid, for the use of the poor of Allhallows-the-Less and Christchurch parishes.

FUND FOR THE POOR.

This fund usually amounts to £90, or thereabouts, per annum, of which the sum of £16 arises from permanent sources, and the remainder is voluntarily contributed by the Company. The general fund is distributed at Christmas, by the wardens and a committee of the court of assistants, among poor freemen and liverymen of the Company, and widows of such. The sums given to each vary from one guinea to four guineas. Notices are affixed on the gate of the Company's hall, a few weeks before Christmas, that applications may be made by the poor; and the warden and committee give relief to the applicants who are found deserving. An account is kept of the names of the poor persons, and the sums given to each. The Company, also, frequently give sums of money, at other times, to poor members of the Company in great distress.

SPITALFIELDS' ALMSHOUSES.

In 1719, the Company, on consideration of £400, agreed to charge their premises, in Thames-street, with an annuity of £20, of which £10 was to be paid to

William Lee, during his life; and after his death, as he should direct, and the remainder £10 of the rent-charge to be for the benefit of six poor members of the Company, or their widows, that is to say, 10s. to each of them, to be paid on Lady-day, Midsummer, Michaelmas, in every year; and 12s. to each of them, at Christmas, every year; and the clerk of the Company, to be paid by them when the same is paid at Christmas; and the beadle of the said Company at Christmas.

William Lee, by will, gave to his nephew, *Job Lee*, and the trustees of Mr. *Peck*, a charity-school, in Bethnal-green, for the benefit of the children to be educated there, the annual sum of £10; and he also gave, by will, £300, in trust, for six almshouses for the support of six persons receiving his gift from the Company. These houses, in 1721, were situated upon a piece of ground at the lower end of St. John-street, in the hamlet of Bethnal-green, and were whole assigned, in trust, to the Company.

In 1739, *John Peck*, with the consent of the Company, gave four additional almshouses on the ground, for the accommodation of four poor freemen or widows; and, for their maintenance, he conveyed to the Company an estate, consisting of 16 a. and 2 r. of land, at Tottenham, in the parish of Tottenham, in the county of Essex, in trust, to pay the annual sum of £16, free from taxes, and to distribute the same among the poor widows inhabiting the houses, by quarterly payments

The whole of the almshouses, so established, are now called "The Spitalfields' Almshouses," and contain apartments for ten poor widows of freemen or livery of the Company. The almspeople are chosen in the same manner as those belonging to the City-road almshouses, and receive the same stipend, from the Company, of four guineas each, quarterly, together with 10s. 6d. at Michaelmas, and seventeen sacks of coals, at Christmas, to each.

The Company are in possession of the property out of which the rent-charges of £10 and £16 a-year are paid. The former consists of a dwelling-house and distillery, at Paul's Wharf, Thames-street; the other property is the estate at Leighton.

The sum of £10 a-year is paid to Parmiter's school, as directed by the will of Mr. Lee.

BENEFACTIONS TO THE ALMSHOUSES.

Robert Burch, in 1789, gave to the Company, after the death of Ann Banks and Sarah Wright, the remaining term of an annuity of £60 a year, in the Twenty-eight Years' Annuities, to be equally divided among the poor in the almshouses in the City-road and Spitalfields.

William Kinder, by will, in 1799, gave to the Company the sum of £40 per annum, in the Twenty-eight Years' Short Annuities, to be divided amongst the poor in the Company's almshouses in the City-road and Bethnal-green.

The Company became possessed of the £60 a-year and £40 a-year Short Annuities, under the above bequests, and, on the 29th October, 1800, caused them to be sold, the former for £315,

and the latter for £210. These sums, amounting together to £603:17:6, were laid out on the same day, together with a sum of £73:17:6, belonging to the Company, in purchase of £750 Four per Cent. Bank Annuities, which forms part of a large sum in the same fund, standing in the names of George Roadby, Daniel Pinder, and John Barchard, Esquires, as trustees for the Company.

It appeared to the Commissioners that the produce of the sale of the Short Annuities ought to have been separately invested, in trust, for the poor of the almshouses, or that a declaration of trust for them, as to so much of the Four per Cent. Annuities, belonging to the Company, as was purchased with the produce, ought to be made. The yearly allowances, however, made to the almspeople, greatly exceed the amount of all the permanent annual funds destined or applicable to their support.

TREVILLIAN'S CHARITY.

Henry Trevillian, in 1636, gave to the Company £100, to be disposed of to the best advantage, on trust, to apply 20s. to the relief of poor debtors, and £4 to buy eight gowns, of 10s. price a-piece, to be given to four poor men and four poor women, of the parish of St.-Martin-in-the-Vintry, London, that should be of the age of fifty years, or otherwise lame or impotent; he, also, gave unto four poor men and four poor women, of the parish of Little Allhallows, London, of the age of sixty years at least, or otherwise lame or impotent, four shirts and four smocks, of the value of 3s. 4d. a-piece.

It does not appear that the

legacy of £100 was invested in any specific security; and the Company have not, for a very long time past, applied the annual sums, payable as interest, in the manner directed by the will; but, in lieu of such application, they have paid the quarterly sum of £4 to the parish-officers of St. Martin Vintry, and the quarterly sum of £1 : 6 : 8 to the parish-officers of Little Allhallows, Thames-street, for the use of the poor of those parishes.

GOLDSMITH'S CHARITY.

Samuel Goldsmith, in 1647, gave £120 to the Company, to be advanced, on good security, in loans of £30, to four young freemen, at an interest of £5 per cent. of which interest the testator directed £5 : 4 to be weekly distributed, in wheaten bread, to the poor of the parish of Little Allhallows, on Sunday and Friday in each week, for ever; 10s. yearly, to the clerk of the Company, 4s. more to the clerk of the parish, and 2s. more to the sexton of the same parish.

The Company received the £120, and they pay the following yearly sums: £5 : 10 to the overseers of the poor of the parish of Allhallows, and 10s. for the clerk of the Company.

It appears to have never been the custom to lend out the money to young men of the Company at interest.

DONATION OF T. CHAMBERS, ESQ.

Mr. Chambers, in 1821, gave to the Company £500 capital stock in the Navy Five per Cents, upon trust, that the annual produce be applied for the benefit of five poor members of the Company, or their widows, always giving the preference to poor liverymen, or their widows; and, in case of there not being five of that description, who should be deserving objects, then to as many of them as should appear deserving; and the remainder, or, if there should not be any such poor liverymen, or their widows, then the whole, to poor freemen, or their widows; and such annual produce was to be so distributed, at the discretion of the court of assistants, in such proportions and in such manner as the court should think proper, on the first Wednesday in December, annually, and to be kept as a separate fund for such purpose, to be called "The Charitable Donation of Thomas Chambers, Esq."

Skinner's Company.

THE FREE GRAMMAR-SCHOOL, TONBRIDGE.

This school was founded by *Sir Andrew Judd*, Alderman of London, under authority of letters patent of the 7th Edward VI. by which he was empowered to establish a school, for ever, under one master and one usher, for the instruction of boys, in the town of

Tonbridge, and the country there adjacent, and during his life to make statutes and ordinances, regulating the stipends of the masters and the government of the school; and, after his death, these powers were to devolve on the master, wardens, and com-

monalty of the Skinners' Company, who were incorporated under the name of the "Governors of the Possessions, Revenues, and Goods of the Free Grammar-School of Sir Andrew Judd." The Company were also enabled, with the advice of the warden and fellows of the College of All Saints, Oxford, to make wholesome statutes, touching the school *and its revenues*, and concerning the salaries of the master and usher. The same charter further provides that all the rents and revenues of the lands, tenements, and possessions thereafter to be given towards the support of the school, should be converted to the support of the *master and usher*, and to the reparation of the lands and tenements, and not otherwise, nor to any other uses or intents.

Sir Andrew Judd, in his will, dated 2d September, 1558, states that he had erected a grammar-school at Tonbridge, in Kent, for the maintenance of which, he bequeathed unto the master and wardens, and fraternity of *Corpus Christi*, of the craft of Skinners, all his croft of pasture, with the appurtenances, called the Sandhills, situate on the backside of Holborn, in the parish of St. Pancras, in Middlesex; also a messuage in Old Swan-alley, several messuages in Gracechurch-street, a messuage in St. Helen's, several messuages in St. Mary-Axe, and an annuity, or rent-charge, of £10 out of a messuage in Gracechurch-street, called the Bell; and he directed that, out of the rents thence arising, the Company should pay to the schoolmaster of his grammar-school his stipend of £20, and to the usher £8. He, also, directed that the master and wardens

should, once in every year, visit the school, and consider whether the schoolmaster and usher did their duties towards the scholars in teaching them; and *he gave to the master and wardens for their trouble therein, 40s. yearly.* The testator further directed weekly payments to be made out of the same premises, of 4s. each, to six almsmen, in his almshouses in the Close of St. Helen's; 10s. to the renter-wardens yearly, for their trouble therein; and further, that they should bestow yearly out of the said rents and profits, 25s. 4d. upon coals, for the almsmen; and lastly, that all the residue of the rents and profits should be applied in repairing the messuages or tenements; and that *the OVERPLUS thereof remaining should be to the use of the Company of Skinners, to order and dispose at their free wills and pleasures.*

Henry Fisher, servant of Sir Andrew Judd, in 1562, conveyed to the Company certain premises in Gracechurch-street, for the better support of Tonbridge-school, and also conditioning, after his decease, that the Company should yearly pay unto a scholar, to be by them placed in the College of Brazen Nose, Oxford, out of the school, the sum of 53s. 4d. and the sum of 13s. 4d. to his tutor; and also yearly pay unto the principal and scholars of the same college 33s. 4d., to the end that they might be good to such scholar as should be there from time to time placed, and to the end they might be assisting to the master, wardens, and commonalty, in choosing a proper schoolmaster and usher to the school of Tonbridge.

In 1564, Sir Andrew Judd made certain orders for the go-

vernment of the school: among others it was directed that as the founder desired the *benefit of the inhabitants* of Tonbridge, in boarding of scholars and otherwise, he willed that the master of the school should not board, diet, or lodge in his house above the number of twelve scholars, and the usher not to take above the number of eight scholars, unless it should otherwise seem convenient to the Company of Skinners to allow a greater number. The scholars were to be able, before their admission, to write competently, and read perfectly both English and Latin; and none were to tarry above five years in learning of his grammar, without good cause allowed by the Company. It was further ordered that every scholar, at his first admission into the school, should pay 6*d.* to the common box, with which money the master, at his discretion, should provide necessary books, to remain in the school for the common use of the scholars.

The son, or heir, of Henry Fisher endeavoured to disturb the settlement of his father in favour of the school, by impeaching the title of the Company to the property in Gracechurch-street; but an end was put to these efforts by two acts of parliament, the 14th and 31st of Elizabeth, which fully assured to the Company, on trust, for the *maintenance of the school*, not only the specific grant of Fisher, but the entire possessions purchased by Sir A. Judd. From the preamble to the former act, the yearly value and legal settlement of the original endowment of the school may be collected. The property first purchased and granted by Sir A.

Judd, for the use of the was of the annual value of this was conveyed to Sir and his servant, Henry jointly, with the intent o subsequently conveyed Skinners' Company for the port of the school. Henry surviving his master, the ed conveyance was dul cuted by him, he adding some property of his own, yearly value of £6, for the support of the school, a specific purpose already tioned.

A letter was produced Commissioners, signed *Smythe*, dated the 18th 1619, and addressed to the pany, declaring his inten bestow £10 upon the mas £5 to the usher of the and directing the same paid at their visit to the in May then next; at time he desired that they with the assistance of th sitor, elect a scholar c school to the university parents were unable to him competent provision to whom he gave the sum towards his exhibition i university; declaring his pose to be to continue the sum to such scholar ever for the space of seven It further appears from th of Sir Thomas Smythe, t devised to the Company c houses in the Old Change, house in Lime-street, to c charitable uses therein me ed; and amongst other he directed that the Co should pay the yearly s £10 to the master and £5 usher of the free school of bridge. And, for the bet couragement and advanc

of the poor scholars of the free school of Tonbridge, he appointed that the Company should yearly pay towards the maintenance of six poor scholars at the universities, to be from time to time elected out of the school, the yearly sum of £60, such payment to be continued for the space of seven years, and vacancies to be filled up as they should occur, in the manner therein mentioned. He further gave to the Company £6:13:4 per annum, towards the expenses of their annual visitation.

It appears also, by a branch of *Sir Thomas White's* statutes of St. John's College, Oxford, that provision was made for electing one scholar upon the foundation of that college, out of Tonbridge school, to be nominated by the "*prætores vel seniores*" of the town of Tonbridge; and, according to the evidence of the master, the election to this fellowship from the foundation boys of the school, is regularly made upon every vacancy by the elder and principal inhabitants of the town, convened by public notice for that purpose.

It was ascertained from the evidence of the schoolmaster, that there is an exhibition left by *Mr. Holmedon* to a scholar from Sevenoaks' school; and, in default of one from thence, to a scholar from Tonbridge school, in the appointment of the Leather Sellers' Company. It was by the donation £4 per annum, but the Company last mentioned have made it £8.

Also, another exhibition of £2:13:4 given by a *Mr. Lampard*, and left to be paid to a poor scholar from this school to either of the universities, in the nomination of the master,

and appointment of the vicar and churchwardens. This small annual sum is charged upon a house and lands at Lamberhurst in this county.

Towards ascertaining the state and preservation of the property in which the Free Grammar School of Tonbridge is interested, two plans in the possession of the Company were produced; one, of the ground called Sandhills, in the parish of St. Pancras, before it was built upon; and the other, of that part of it which has been let to *Mr. Burton*, on a building lease, and which, as far as it extends, was found to correspond in dimensions with the old plan.

According to the rental produced by the clerk of the Company, the total amount of the present yearly rents of the estates left by the will of, or otherwise derived from, *Sir Andrew Judd*, in the parish of St. Pancras and in the City, is £4306:1:6. The rents upon the property left by *M. Henry Fisher* amount to £120; and upon that left by *Sir Thomas Smythe*, to £152; making the total receipt on the whole property £4578:1:6.

The Company's method of letting the property is thus: after their surveyor has surveyed the premises, about three years before the existing lease terminates, the original tenant or the tenant in possession is permitted to make an offer, and if what he proposes to give does not come up to what the Company consider the real value, the property is opened to the public by advertisement, and a competition invited. This at least is the principle on which they act, as appears by a resolution passed in their committee to that effect, dated 29th

April, 1794, and which was produced.

The schoolmaster has a house and garden in Tonbridge town, which are rated in the parish books at £40 per annum, and for which the Company pay all the taxes, amounting to £75 in the whole, and also all the repairs. The annual sums of £20 to the master and £8 to the usher are paid under Sir Andrew Judd's will, to which the Company add yearly gratuities of £31:10 to the master, and £10:10 to the usher, by an annual vote; and this amount of remuneration to the master and usher has been the same from the year 1759, as appears by entries in a former clerk's account.

The present clerk cannot trace them to an earlier period.

Under the will of Sir Thomas Smythe, £10 is paid to the master and £5 to the usher, which makes the whole sum paid in salaries £85, and this the master receives entire, and includes, in his annual payment to his usher, what is due to him from the school endowment. The six exhibitions under Sir Thomas Smythe's will are annually paid; and under Fisher's grant an exhibition of £18 and some odd shillings are paid to a Tonbridge scholar at Brazen Nose College; the whole payment for which used to be £5, that is, to the scholar £2:13:4, to his tutor 13s. 4d. to the college £1:13:4; but these have received a proportionate increase under various agreements between the college and the Company, for sinking the arrears accrued in the intervals of vacancies, and paying interest thereupon, in augmentation of the exhibition.

The sum of three guineas is

paid to an examiner of the lars, at the annual visitatio

There are certain other payments for charitable ol under the several donors' gi and after all such payment made, *the whole surplus and profits of these estate carried by the Company to own GENERAL FUND.*

The Rev. Thomas Knox is present master of the school, employs two assistants. *The sent number of boys, strictly the foundation, is ten, who are day-scholars.* Mr. Knox, letter to the Commissioners, s that six has been above the rage for the last *four score 3* The master is allowed, by statutes, to receive boarders number of which is restricte the statutes of the founde appears above, unless it sh seem to the Company to be venient that he should ta larger number; he has, at pre thirty-two boarders, by the mission of the Company. the day-scholars come as 1 dation-boys, and he states self to be willing to take as r as offer, without insisting any qualification. The boy present on the foundation, for the most part, the son gentlemen, or respectable tr men in the parish and neight hood. The master does not fine the admissions to the rishioners. The application not numerous enough to call him to exercise any prefer as to place. The boys rec a classical education; and master states that he consi them as entitled only to inst tion in the dead languages. the foundation, but they are ta reading, writing, arithmetio, the various branches of the

thematics, at a charge of *one guinea per quarter*. *The scholars pay for the books themselves*. The foundation-boys, or day-scholars, are taught with the boarders, without any distinction whatever. The school is regularly visited on the Tuesday before Whitsunday, and the persons visiting are usually the master and wardens of the Company, in whose presence the boys are examined, and rewards are dispensed according to the founder's statutes.

It has, with some appearance of propriety, been observed that it is hardly correct, according to the intention of the founder, to speak of the scholars upon the foundation in opposition to the boarders, since boarders appear to have been in the contemplation of the founder as well as day-scholars. The boarders are admitted under the statutes, paying the small statutable entrance-fee to the library; receiving the education provided by the endowment, and enjoying the advantages conferred upon the school by its other benefactors; (the last fellow of St. John's, who was elected by the town, having been a boarder). And it deserves notice, that the master has declared that he makes no charge to his boarders for the education they receive under the school institution. The reason of the small number of foundation-scholars, strictly so called, is, probably, the little importance attached by the inhabitants of Tonbridge to an *education simply classical* for their sons, compared with the benefits of a more general, commercial, or practical instruction, especially as the education, so exclusively classical, is not followed up by any considerable provision at college. If

the foundation were enlarged by the application of greater funds, so as to embrace subsequent benefits to those whose education at the school was completed, there is little doubt that the accession to the school would be increased in proportion; and that the education of a much greater number was originally intended may be inferred, with some probability, from the extent of accommodation which the building, which is of great age, affords.

The master's salary does not appear to have been raised since the year 1759; the amount was fixed by the will of Sir Andrew Judd, but additions have since been made to it in the way of gratuity; and, if we look to the charter as the foundation, these salaries must be considered as capable of increase, at the discretion of the Company.

How far the Company of Skinners are right in treating the surplus, after paying these salaries and repairs, as their own, is a question which can only be solved by a judicial decision. A difficulty in the investigation of this point may arise from the want of the deed of conveyance to the company by Henry Fisher, but *which the Skinners' Company declare themselves, by their clerk, unable to produce*. As to the state of facts, however, it may be collected, with some certainty, from the recital in the acts of parliament, that Henry Fisher survived Sir Andrew Judd, and as surviving joint tenant, became solely seised of all the hereditaments which Judd had intended to pass to the Company; and that he conveyed the same expressly in furtherance of the charitable objects of Sir Andrew Judd, whose confidential servant

he was, to the same Company; which conveyance, by Henry Fisher, and the objects of it, the statutes of the 14th and 31st Elizabeth appear, by their titles and contents, to have been designed to establish and confirm, *for the maintenance and benefit of the school.* Nor can it escape

observation that all the transactions, subsequent to the will of Sir Andrew Judd, treat the conveyance to the Company as meaning to pass the property to them in their corporate capacity as "Governors of the Possessions, Revenues, and Goods of the Free Grammar-School of Tonbridge."

OBSERVATIONS.

The legal difficulties to which the Commissioners allude, in their concluding observations, have been since determined in a court of equity; but, before we come to these and the scheme agreed upon for the future management of the school, we shall briefly advert to the state in which this rich endowment was found by the Commissioners.

The annual revenue of the School is £4598 : 1 : 6. The salaries paid to the masters had not been augmented for the last sixty years, and amounted, at the time of the Inquiry, to £85; and the total outgoings, paid by the Company, including exhibitions, taxes, and every thing, amounted only to about £238. The annual surplus of £4340 being carried to the GENERAL FUND of the governors, that is, of the Skinners' Company.

It appears, further, that, for the last four score years, only six boys, upon an average, have been upon the foundation, the remaining scholars consisting of private boarders, who paid for their education.

Contrasting these results with the obvious intent of the founder, it must be apparent that the governorship of the Worshipful Company required prompt investigation. Sir Andrew Judd plainly contemplated very different issues to his benevolence. His regulations respecting boarders, and the ample provision he made for instruction, clearly indicate that he not only contemplated an extensive endowment for education, but such an establishment as would be beneficial, in a pecuniary manner, to the inhabitants of Tonbridge. His ideas were ample enough for a university, and, had his institution been placed under different superintendence, it would, probably, at this day, have rivalled, in magnitude and usefulness, the Universities of Scotland.

The extent and conveniences of the premises are well adapted for an extensive establishment. The school, which stands at the north end and more eligible part of Tonbridge, is a plain but massive and substantial erection. It is built of stone, and the external walls of the original edifice exhibit scarcely any tokens of decay. The dormitories, for the boys, extend the whole length of the front, which is 130 feet, and are well adapted for their purpose. The accommodations, for both master and scholars, are spacious and convenient. The play-grounds, at the back of the school, enclosed by a park-paling, comprise nearly twelve acres of land.

Such is Tonbridge-school, endowed with a revenue of near £5000, and only TEN free-scholars. We shall now speak of the legal points which resulted from the Inquiry of the Commissioners, and of the settlement of the foundation, subsequent to the recent decisions in the Court of Chancery.

It appears, from the preceding account, that Sir Andrew Judd endowed the school, during his lifetime, with certain property he purchased for that purpose, and which property was jointly conveyed to him and his servant, Henry Fisher, expressly for the maintenance of the school. When Sir Andrew died, he devised the same property, together with some other, to the Skinners' Company, for "the perpetual maintenance of the school he had erected at Tonbridge;" but directed that the *overplus*, after certain specific payments were made, should be at the disposal of the Company.

the conveyance of the first-mentioned property, which was the original endowment of the school, by Fisher, the surviving trustee, no mention was made to have been made of the disposition of the overplus, but the whole was conveyed explicitly in trust to the Company for the maintenance of the school. Hence arose the legal question—Whether the surplus of the school-estates were applicable to the general purposes of the Company or to the uses of the school?

During the time that the income from the school-estates was little more than sufficient to defray the charges laid upon them by the founder, it was not important whether the Company held this property under the will or under Fisher's deed; but when the building-leases granted upon the property at St. Pancras, and the improvements made in Leadenhall-market, raised the revenues some thousands, it became necessary to decide this question. Except the equivocal declaration in the devise of Sir A. Judd, in the instruments connected with the foundation were in favour of the latter construction. The charter, in positive terms, confines the application of the rents to the support of the master and usher, and the reparation of the lands and tenements. Fisher's deed, which would have settled the question, was missing, but from the recital of this instrument in the 14th and 31st of Elizabeth, it evidently appears to have been a conveyance of the same import; and this disposition of the property was confirmed by the two acts of parliament.

This appears to have been the view of the question taken by the Commissioners, of which the inhabitants of Tonbridge were advised, and, in consequence, an information was filed by the Attorney General, praying that the Company might be declared trustees of the whole fund for the uses of the school. The cause was heard in March, 1820, before the Vice-Chancellor, who, without hesitation, decided that the Skinners' Company were the trustees of the whole of the property comprized in the statutes of Elizabeth for the benefit of the school; and he directed a scheme to be prepared for the future appropriation of it to the benefit of the foundation. The Company thought proper to take the opinion of the Lord Chancellor upon the decree; who, upon the appeal being brought before him, immediately confirmed it. They declined carrying their appeal into the House of Lords, by which determination the main point in controversy was brought to a termination in seven years.* The proceedings as to the property that passed by the will alone to the Company, and was not comprehended in the original endowment were postponed, but are now, also, concluded; and the Lord Chancellor has decided that the Company are entitled "to order and dispose of the overplus," subject to the charges to which it is made liable by the will, in the terms of the devise, "at their wills and pleasures."

The visitors of the foundation, in the legal sense of the term, it is presumed, from the recent proceedings in the Court of Chancery, would be considered to be, if a case should arise for their interposition, the warden and fellows of All Souls' College, Oxford. The founder has not expressly named visitors, but has directed the governors, upon certain occasions, to act with the advice of that college. It is contrary to the policy of the law to permit persons filling the character of trustees of the revenues to act as visitors; and the Court of Chancery would assume this jurisdiction, if the founder had designated no other persons than those whom he had constituted the trustees. Considerable doubt arose whether the charter did, with sufficient certainty, point out any other persons, there being no college entirely answering the description it contained; but the Lord Chancellor, after argument, decided that All Souls' College was intended.

The legal points being all adjudicated, it only remained to form a plan for the future management of the foundation, on a scale commensurate with

* Account of Tonbridge School, p. 140.

the increased revenue assigned to it. The master made his report for this purpose in 1824, and the scheme for the establishment of the school was finally settled by the order of the Lord Chancellor, dated 18th July, 1824. Sixteen new exhibitions, of £100 each, payable out of the founder's endowment, are established; and the description of boys entitled to the privileges of the school are divided into two classes; the first class to consist of boys whose parents reside in the parish of Tonbridge, or any place in the county of Kent, within the distance of ten miles of the parish church; the second class to comprehend all the youth in the United Kingdom, who, being qualified under the scheme, are to be eligible to the exhibitions. The scheme incorporates, with some variations, the statutes of the founder, and even retains much of their language. The following exhibits the substance:—

That the master of the school be a master of arts, to be chosen by the Skinners' Company.

That the master appoint the usher, who is to be approved by the governors.

If any controversy arise between the master and usher, the subject of dispute is to be referred to the master and wardens of the Company for their arbitration.

That the master shall not take, board, diet, or lodge in his house or rooms, *above the number of sixty* scholars, inclusive of the twelve scholars allowed in the sixth original order of Sir Andrew Judd; and that the usher shall not take above the number of *forty* scholars, inclusive of the eight allowed by the founder, unless it shall seem convenient to the governors to allow a greater number.

No boy to be admitted into the school, who is not, at the time of application for admission, of the age of eight years.

No boy to be admitted who is not able to write competently, and read English perfectly; and the master to examine every candidate, and admit him if found so qualified.

No boy to be allowed to continue in the school after he shall have completed the nineteenth year of his age.

Any housekeeper of Tonbridge, who has obtained a written license from the governors for the purpose, shall be permitted to receive thirty boys as boarders.

That the salary of twenty pounds, given to the master by Sir A. Judd, be increased to the sum of *five hundred pounds* per annum, clear of all deductions; and that the salary given by Sir A. Judd to the usher, be increased to the sum of two hundred pounds per annum, clear of all deductions; such salaries to be paid half-yearly by the governors, and to commence from Midsummer-day, 1824.

That the annual sum of £7 : 10 be paid to the master by every boy who shall not be in the *first* of the two classes described in the master's report, and the sum of £3 to the usher.

That sixteen exhibitions, of £100 each, be founded, as part of the establishment of the school, for the boys thereof who shall go to Oxford or Cambridge; such exhibitions to be held for four years, from the commencement of the University Term next after the presentation of such exhibitor, and for such portion of the four years as they shall be *bond fide* resident at one of the universities, during the usual terms.

Boys of the first class, and duly qualified to receive such exhibitions, to be preferred to those of the second class.

The governors present to the exhibitions from the boys reported, by the examiner, to be qualified for the appointment.

The examiner shall be of not less than seven years' standing at, and a resident member of, one of the universities, and have taken the degree of master of arts or bachelor of laws; and application shall be made by the governors to the warden and fellows of All Souls' College to nominate such examiner.

examiner to be appointed yearly, and paid thirty guineas for his and travelling expenses.

pearing, from the list of boys now at the school, and the time of their s, that the full number of exhibitions cannot be filled up prior to be surplus income from the estates of the foundation shall be applied improvement and repair of the premises, the purchase of suitable or a library, and increase of the number of exhibitions, or rewards xhibitioners who may distinguish themselves, or the establishment of er branches of classical education, or for any other purposes for the stablishment of the school, as the Court shall from time to time di- ad that, for these purposes, the governors, or any persons interested chool, are to be at liberty to apply to the court.

assistant-master, which may be necessary for boys of the second all be provided by the master, and paid by him and the usher in the ion of their respective salaries.

: number of boys in the second class amount to forty, one assistant- is to be paid for by the governors.

y, That the annual sum of *two hundred pounds* be allowed to the ns for the expenses of the visitation of the school.

Skinner's Company are empowered to make further regulations for ool, not inconsistent with the above plan, and with the consent of ils' College.

Court of Assistants, held January 4, 1827, it was ordered, That no ll be eligible to an exhibition from Tonbridge school, until he shall en for five years a scholar of the same.

new scheme is evidently an improvement on the old system, both as disposition of the revenues, and the erection of a second class, which open the privileges of the school to the youth of the kingdom gene- but it seems doubtful whether still more beneficial changes might not en introduced. The constitution of a grammar-school is still main- and it is far from certain whether the chance of obtaining the addi- rovisions at the universities will offer sufficient inducements to pa- place their children on the foundation. Experience has shown, both ridge and other places, that there is a very limited demand for an rely classical education. If, in lieu of sixteen exhibitions, four pro- ips of the different branches of science had been endowed, the im- ent, in our opinion, would have been much more adapted to the state of society, and the institution would have been less likely to rom a competition with the great public schools of Westminster, and Winchester. Under such a plan, too, the school would have ore assimilated to the constitution of an university, in which youth ave completed their education, without the necessity of a removal o Oxford or Cambridge.

onclude, however, it must be granted that the School presents many ions to those who look forward to the honours of the national univer- and is certainly now a princely foundation. The salaries and emolu- of the masters are placed on a very liberal scale, and the allowance *hundred pounds*, for the expenses of visitation, is ample enough in cience, and will certainly admit of such of the Governors whose con- is are debilitated by civic toil and indulgence recovering their health, much pecuniary sacrifice, at the mineral springs of a very beautiful antic retreat. The following is a summary of the prizes appropriated ridge scholars:—

llowship at St. John's College, Oxford, founded by Sir Thomas

en exhibitions, of £100 per annum, tenable at any college of either ty.

xhibitions of £10 per annum.

One scholarship, at Brazenose-College, Oxford, of £17 : 9 : 6 per annum.

One exhibition, of £2 : 13 : 4 per annum, founded by Mr. Thomas Lampard.

One exhibition, of £8 per annum, in default of scholars from Seven-Oaks school.

Two exhibitions, of £75 per annum each, in default of scholars from Seven-Oaks, founded by Lady Mary Boswell.

Two exhibitions, of £6 per annum, founded by Mr. Worrall.

SIR ANDREW JUDD'S ALMSHOUSES.

The will of Sir *Andrew Judd*, besides the provisions there made for the support of Tonbridge school, he directed that the Company should, for ever, weekly, pay unto the six poor almsmen, inhabiting in his almshouse, within the close of St. Helen, for their relief, 4s. that is to say, to each of them 8d. weekly, and that the same should be paid each Sunday by the renter warden, who was to have for his pains 10s. yearly, out of the rents and profits of the premises.

It appears that there are almshouses in the parish of St. Helen, which are called Sir Andrew Judd's, consisting of six apartments for old men, who are poor freemen of the Company. These poor people are paid, quarterly, a sum of money, to be divided amongst them, equal to 8d. a week each, amounting to 8s. 8d. per quarter, in conformity to the will of Sir Andrew Judd; in addition to which, they receive, also, at the same time, another sum of 8s. 8d. each, being a donation to them under the will of Mrs. *Alice Smith*, dated 10th July, 1592.

The Company have augmented these payments out of their own funds, making the total income of the almshouses £99 : 8; they also take upon themselves the expense of repairs.

The Company, also, allow one

chaldron of coals to each almsman in satisfaction of 25s. 4d. directed to be paid by Sir A. Judd.

It appears, by the extract produced from the will of *Alice Smith*, that she directed, out of the first money that should come to her executors, they should bestow so much upon the purchase of lands as would buy to the value of £15 per annum, which was to be conveyed to the Company, to be applied to charitable uses. There is nothing in the books of the Company to show that any such purchase or conveyance was ever made; nor does it appear that any annual receipt of a sum of £15 is distinctly applied as Mrs. Smith's donation; but the several payments, as directed by the will, are, in fact, made by the Company. They pay annually the sum of £1 : 16 to the churchwardens of the parish of All Saints, who receive the same at Skinners' Hall; and, at the same time and place, the other sum of 24s. given by the will to the parish of St. Gabriel, is paid to the churchwardens of that parish.

As to the residue of the £15 directed by the will to be given to the poor of the Skinners' Company, it is to be observed that this Company gives considerable sums every year to its own poor, but it does not ap-

at any part of these sums in any specific relation to Smith's gift. The amount of the sums so given by the Company, for the relief of the poor, are stated to be between £200 and £300 per annum. The Company have undertaken, in future, to keep a true account of these payments as having specific reference to the sum bequeathed to the poor by Mrs. Smith.

Old men in the almshouse appointed by the court of aldermen, as vacancies occur, among the poor freemen of the Company.

MR. FISHER'S CHARITY.

Under the provision for the maintenance of Tonbridge School,

Fisher left 20s. for two sermons to be preached on the day of election of the master and wardens and the yeoman of the parish of St. John Valbrook, when the ministers are to exhort the Company to unity and concord, and to a mutual support of the Free School. Only one sermon is preached annually, at the election of the master and wardens, by a clergyman appointed by the court; he is generally the minister of St. Antholin, who receives 10s. for the same, and a salary of £1:12 to make up a total of two guineas. The day on which it is preached is called Christi Day.

Fisher, also, directed tenements in Harrow-alley to be reserved for the use of the poor of the Company, each paying only a yearly rent of 10s.

It does not appear that any provision has at any time been made upon; but there is, in the books of the Company, a

specification of property, under the head of Henry Fisher's lands, being two houses in Gracechurch-street, one at the back of the Spread Eagle inn, which appears to be a stable or out-house belonging to the same, the other a public-house in the same street, called the Pew-ter-platter, producing together an annual sum of £120, upon two distinct leases; but there is no mention of any in a place called Harrow-alley: so that the particular benefit intended by Mr. Fisher's deed has wholly failed, through neglect, if the property ever came into the possession of the Company.

SIR THOMAS SMITH'S CHARITIES.

In the will of Sir *Thomas Smith*, in addition to that portion of it which relates to Tonbridge school, there are other dispositions of a general kind. He gave to the Company his messuages near Paul's Gate, at the end of Watling-street, and his tenement situate in Lime-street, upon trust; first, to pay to the parson and churchwardens of Bidborough, in Kent, an annuity of £5:10, to be distributed weekly, in six four-penny loaves, among six resident inhabitants, who regularly receive the sacrament; the remaining 6s. of this sum to be shared equally between the parson, elder churchwarden, and parish-clerk.

Secondly, to pay £10:8, yearly, to the parson and churchwardens of the parish of Tonbridge, to be distributed, weekly, in twelve four-penny loaves, to as many resident parishioners; especial regard being had to such poor as dwelt within his manor of Southborough.

Thirdly, to pay £5:10 to the

church-street and Rood-lane, all of which are on building or repairing leases for the terms of twenty-one, forty-one, and sixty-years. The present tenants are Thomas Piper, Messrs. Warner, James Gordon, William Forsyth, Mr. Richardson, and Mr. Cure. The aggregate rental of these different lettings is £619:16.

The produce of the lands amounted, in 1792, to £350, and the Company increased the pensions of the five poor freemen to £120 per annum; and have continued, from the year 1792 to the present period, to pay them the same sum of £120. From the year 1759 to the present time no applications appear to have been made for the loan by any persons entitled to the benefit of it under the will; but the clerk (who, with his father, have held that office for the last sixty years) states that the knowledge of the title to it has not been withheld, though he cannot say that any particular methods have been used to announce it to the public.

The number of pensioners *has been always kept up to five*; and when any vacancy has happened, it has been filled from among the number of objects making their application, by petition, to the court of assistants. The pensioners are called Hunt's pensioners. The bounty has been always continued to the widows of the poor pensioners after their death, as long as they have continued such widows.

An application having been made to the Court of Chancery for directions, on the future application of the funds of this charity, the master, by his report, dated 5th July, 1822, certified his approval of the following scheme, submitted to him by

the master and wardens Company:—

That, out of the present of £619:16, £400 should yearly, lent out to as many young freemen as the same be sufficient for, until they should have accumulated £4000, in sums of £200 for the space of three years interest, after the rate of five per cent. upon security, approved of by the master and wardens.

That such young men, in order to be qualified, should serve an apprenticeship of seven years, and should, also, have been employed, for two years at the least, as journeymen, at wages, and, at the time of application for the loan, be householders of good character, and produce proper testimony of their apprenticeship and of their ability to give the required security.

That the interest payable on such loans should be taken from the Company to their own use, in discharge of the several duties, to the wardens, clerks, and beadles, as directed by the Statute's will.

That notice of any loans made, in the hands of the Company, should be given in the London Gazette and other public papers.

That, until the annual sum of £400 should have amounted to £4000, the sum of £150 per annum, part of the residue of the rental, should be towards the relief of five decayed members, who should be or had been householders, and who should be chosen by the men of the Company, in such proportions, by such warden and other payments as the master and wardens should think

at the same time they be married, the same to inued, after their respective deaths, to their widows, life or widowhood.

the residue of the rent, the sum of £69 : 16, should inued by the Company, in to pay charges and ex-incident to and attending its.

, lastly, when the annual £400 should have amoun-£4000, so as to enable the ay to make the loan of, the number, in the whole, aty young men, that the residue of the rents and of the estates, after pay- of expenses, should from orth be wholly given to- the relief of as many de- reemen and their widows, ed that no such decayed n or his widow should be l to receive more than the f £70 per annum, if such e should amount at any a larger sum.

LE-END ALMSHOUSES.

683, *Lewis Newberry*, be- ed to the Company £100, d, interest free, to two men, for three years, they security for the repayment expiration of the term, it was to be again lent to young men on similar con- . He also gave £50, to d in such manner as the of assistants should deem beneficial to the Company. is will was that the residue property, after the dis- of his debts and legacies, l be expended in the erec- ed endowing of six houses, s abode of as many poor en's widows.

th respect to the first dis-

position, directing the loan of £100, the present clerk is able to say, from his own knowledge, that nothing whatever can be traced in any of the Company's books within the last seventy years; and it is probable that this £100 may have been lost by the failure of some person to whom it was lent in making it good to the Company.

With respect to the £50 that was left for the benefit of the Company, it does not appear that any part of it has been bestowed upon any permanent charitable object; it is to be presumed, therefore, that the Company appropriated it at once to their own use.

In 1787, a committee of the Company met for the purpose of inquiring into the foundation of Mr. Newberry's almshouses at Mile-end; as, also, to consider the nature of the appointment of the chaplain to the almshouses. From a research made in the books of the Company on this occasion, it was ascertained that the executor of Mr. Newberry paid to the Company, as the residue of his property, £1851; out of this sum twelve almshouses and a chapel were erected at Mile-End-green for ten widows and two men, and for the remainder of the money, amounting to £767, the Company agreed to pay interest at the rate of 5 per cent. till it could be invested in some permanent security.

This money was never invested in land. The payments made to the alms-people on account of it has varied at different periods. They now amount to sixteen guineas per annum, part of which is from a gift of Mr. *Spurling*, who, in 1730, left a legacy of £200 Bank of England

Stock, for the benefit of the alms-people.

The chaplain has £40 a-year altogether, for his present salary, £5 of which comes out of the funds left by Sir James Lancaster, for four poor preachers, the chaplain of this institution always being considered as one; and each of the poor persons has now, and has had for near twenty years past, half a chaldron of coals, in addition to the one chaldron they before received.

There are twelve almswomen supported, and the whole twelve are widows of the freemen of the Company. They hold their situations during the continuance of their widowhood, and are appointed by the court of assistants.

It is considered a sufficient qualification that they are the widows of persons free of the Company, though it is stated that if two persons presented themselves, both widows of freemen, the one being more necessitous, aged, or infirm, than the other, she would certainly be preferred by the court, if in other respects equally eligible. The almshouses are in a perfect state of repair.

MARGARET AWDELEY'S GIFT.

This was a gift of £100, to be lent out to young beginners of the Company. Mrs. *Awdeley* also bequeathed to the Company, in 1716, the sum of £700, upon trust, to pay annually to the churchwardens of Hackney, in Middlesex, £35, to be by them applied in such works of charity as she specified.

With respect to the sum of £100, it is stated that there is no document or entry to make it appear that any part thereof was ever received by the Company, and it is certain that no such ap-

plication of any such has been made according to directions of the donor.

The sum of £700 was received by the Company, and a sum of £35 has been repaid by them to the churchwardens of Hackney, as directed by the will. The application of the churchwardens will be put into the account of the rates of that place.

PETER BLUNDELL'S GIFT.
Peter Blundell, in 1592, gave to the Company £150, in intent that they should part thereof, purchase a house out of which 40s. a-year should be paid to the poor prisoner at the Compter, in Wood-lane, London, and the residue employed as that the mas- wardens of the Company have the benefit thereof for labour in paying the said prisoner.

It appears that this £150 was paid, by the executors to the Company, and that the same, and a farther sum of the Company's funds thereto, the Company purchased of Sir John Norris, the founder of the college, with the appurtenances called Whittington, in the parish of St. Michael Paternoster, in the ward of the Vestry, in London; and the Company contracted with the executor that they would yearly pay out of the premises the sum of 40s. for poor prisoners in the Compter in Wood-street, according to the true intent of the will of *Blundell*.

The Company are now in possession of this purchased property, which forms a part of their hall; the annual sum of 40s. is paid to the prisoners mentioned.

**JAMES LANCASTER'S
CHARITIES.**

James Lancaster, by his
dated 18th April, 1618,
sundry manors, farms,
etc., in the parishes of
well, Somercotes, Abie,
orpe, Farford, and Pam-
the county of Lincoln,
ust, to the Company, to
the rents and profits to
charitable uses.

That the Company should
for ever, pay unto the
wardens, the lecturer, and
officers of the town of Basing-
in the county of South-
, where he was born,
£3:8, to be by them dis-
in manner following:—
early, according to their
on, to such of the poor
town of Basingstoke as
frequent the lecture at
stoke, to be preached as
mentioned; £40 to be
early to the preacher; also,
payment of £20 towards
maintenance of the free-school
Basingstoke, in manner there-
mentioned; and £13:6:8 for
maintenance of a petty school-
to teach children to

That the Company should
pay unto three poor scholars
studying divinity in the univer-
sities of Oxford and Cambridge
and that, as often as any
three scholars should be
admitted to better means of
study or should leave the uni-
versities, others should be chosen
in their stead.

That the Company pay unto
poor widows, whose hus-
bands were freemen, or to such
poor widows as the Com-
pany in their discretion, should
think fittest, the sum of £20;
£10 more, in every year,

unto four honest and godly poor
preachers, as the master, war-
dens, and commonalty should
think fittest.

4. That the Company pay
towards the maintenance of a
schoolmaster at Kingscleere, in
the county of Southampton, the
sum of £20 per annum; and also
an annual sum of £10 to the poor
of the same place. He then
gave £35 a-year to the Company
to see his legacies performed,
and the annual sum of £3:6:8,
for a dinner.

The testator afterwards di-
rected that his executors should
make a purchase either of lands
or houses in London, to the
value of £30 or £40 a-year, and
the same to be made over to the
Corporation of Skinners, for the
uses following; namely, first, for
£15 a-year, to be given unto the
poor of Basingstoke, to make
up the £30 a-year before given
an annual sum of £45 a-year;
and that, also, as he had for-
merly given the sum of £45 a-
year towards the maintenance of
three poor scholars, he willed
that there should be given £15
a-year for ever, to be added to
the other £45, towards the making
up the number of four poor scho-
lars to be maintained by the Com-
pany.

The Corporation of Basing-
stoke appear to have considered
the trusts of Sir James Lancaster
improperly administered by
the Company; and, in conse-
quence, in 1713, proceedings were
instituted against the Company in
the Court of Chancery, for the
purpose of re-establishing the
charities. The Company alleged
that the produce of the estates
was inadequate to meet the dif-
ferent charges directed by the
testator; upon which the alder-

men of Basingstoke offered to accept a conveyance of the trust, undertaking to make all the payments to which it was liable. Accordingly, Lord Chancellor Cowper made an order for such conveyance to be executed, reserving, however, to the Company the management of a portion of the trusts of the will. The Corporation of Basingstoke is now in the receipt of the rents and profits both of the manor and hereditaments called Maidenwell, and the other hereditaments specified in the will of Sir James Lancaster, and also of the property in Old Swan-lane, Thames-street, which appears to have been purchased out of the testator's residue, according to the directions of the will.

The Company annually receive the sum of £103 : 6 : 8, remitted to them by the town-clerk of the Corporation of Basingstoke; and in the execution of the trusts committed to them, by the order of the court, they regularly appoint four scholars, two to Oxford and two to Cambridge, to each of whom they pay £15 per annum; to four poor preachers they pay each £5 per annum; to eight poor widows of freemen of the Skinners' Company, each £2 : 10 per annum; which sums, with the addition of £3 : 6 : 8 per annum given to the Company, towards a dinner, both by the will and the order, make up the total annual sum of £103 : 6 : 8.

The Company, out of their own funds, add four guineas per annum to the allowance to each of the poor widows.

As vacancies arise, the exhibitors are appointed by the court of assistants; each candidate brings a certificate of his being entered at one of the uni-

versities, and annexes to his petition. The ex are kept filled, and the ways plenty of applica

When it is ascertained the scholar has left the university, or is otherwise for, the payment to him but it is not limited to a certain period. There are persons upon the watch for vacancies; so that when anything happens that might occasion a discontinuance of the benefaction to a particular person, the Company are pretty sure to be informed of it.

The widows are appointed by the court of assistants, and require them to bring with them a certificate of their husband's burial, and a copy of the record of their husband's burial, being had to the ages, ties, and merits of the candidate.

The preachers are appointed in the same way. The dates for this benefaction are fixed by the court, stating in the order the qualifications on which the application is founded. The benefaction is confined to men of the Church of England, and it is expected that the candidates should be persons in need of the benefaction.

THE RAM INN AND GOSWELL STREET ESTATE

In 1630, *John Mered* a citizen and skinner, devised by his will the Company the Ram Inn in Smithfield, upon trust, to three poor aged free men, two poor aged widows, and two poor men, 3s. a-week each, to be of godly and sober conversation, and to dwell out of the liberty of London for a longer period than thirty days, without leav-

of the Company. The garden was to receive 10s. a year; the clerk of the court, 6s.; and the two bea-
 a-piece. The residue of the rents was to be at the disposal of the master, wardens, assistants, to be applied to as they should approve. The testator also bequeathed a piece of ground, called Clark's Close, comprising eight acres, in the parish of St. James, Westminster, in the county of Middlesex, upon trust, to pay the same to two honest, poor, and pious preachers of God's word conformable to the doctrine of the Church of England; the sum to be paid to such persons until they should be provided for: also, to pay yearly, towards the relief of such poor people in the parish of St. Sepulchre Without as should inhabit within the liberties of the City of London, 20s. towards the relief of the poor people of the parish of Bartholomew-the-Less, in the parish of Smithfield, London: the sum of £4:8, to be disbursed in coals, to the relief of the poor of the four several parishes of London. All the rents and profits of the premises were at the disposal of the master, wardens, and assistants, by them applied to such persons as they, in their "grave and discretions," should think most meet and convenient. The premises, called Ram Inn, with the appurtenances, as devised by the testator, Mr. Meredith, has always remained in the possession of the Company. About twenty years ago, a small slip of land adjoining the inn, at the back, and was then to be used with it,

was purchased by the Company, and let together with it. The rent of the premises, under the present lease, which expired in 1826, is £130 per annum. In 1795, £10 was added, on account of the slip of land that was incorporated with the property.

The pensions of the five aged persons were, by an order of the court, in 1792, augmented from £7:16 to twelve guineas per annum; the addition being considered as depending on the pleasure of the court.

The residence of the poor pensioners within the liberties of London does not appear ever to have been made a subject of inquiry or consideration in the application of this bounty; but on the widow of any of the freemen marrying again, she ceases to be entitled to receive her pay; and if a freeman enjoying the pension dies, it is continued to his widow, as long as she remains his widow.

The Company are in possession of the premises called Clark's Close; it consists of about eight acres, situate on the west side of Goswell-street-road, very near Sadler's Wells, by the side of the road going from St. John's Street to Islington.

It has been let, from the time the Company have had it till the year 1817, to the New River Company, their main pipes passing under the field. The lease to that Company expired about two or three years ago; and, upon the expiration of that lease, the Company advertised it to be let for building upon. It was accordingly let to James Whiskin, for a term of seventy years, subject to certain agreements and stipulations on

his part for laying the ground in streets, and covering the same with houses. For the first three years he was to hold it at a pepper-corn rent; in the fourth year, at a rent of £150, which was to increase £50 yearly till the ninth year, when during the remaining term of the lease, the rent was to be £525 per annum.

On account of this trust, £5 a-year is paid to each of two unbeneficed clergymen of the Church of England, which sums have been doubled, so that each of these clergymen now receives £10, the addition being considered as depending on the pleasure of the Company. The clergymen are appointed at a court of assistants when there is a vacancy; the different candidates make their applications, bringing with them testimonials of their good conduct and qualifications.

The Company also gives £4:10 a-year to the churchwardens of Smithfield, to be distributed by them to the poor of the parish, according to the directions of the testator; 20s. a-year is given to the churchwardens of St. Bartholomew-the-Less, to be distributed also agreeably to the will, for which sums the churchwardens give their receipts respectively; they pay to the four prisons specified in the will the sums of £1:2 per annum to each, amounting, in the whole, to £4:8, and take receipts from the officers of those prisons for such payments.

The total annual income from the Meredith charities is £645, out of which the Company disburse, yearly, in charity, £90:4,

leaving an annual sum £554:16. This surplus the Company apply to their own use and benefit, considering it as a part of their own general

BUDGE-ROW ESTATE

In 1496, *John Drap* bequeathed four messuagiate in the parish of St. Antholin, Watling-street, to the wardens, brothers and of the guild of Corpus Christi upon trust, that, after certain specified payments for perstitious uses, they would bestow in coals, for the poor of the parish of St. Antholin, 13s. 4d. and to the gaol of Ludgate and Newgate, 13s. 4d.

The directions of the will with respect to the coals for the poor of the parish of St. Antholin, and the other payments to the gaols of Ludgate and Newgate, are more than observed, as the Company pay to the churchwardens of St. Antholin, every year, the sum of £1:6:8, being double the amount directed by the will, and they also pay to each of the gaols of Ludgate and Newgate the sum of 13s. 4d. being the amount of the distribution prescribed by the will.

The prisoners of Ludgate are now transferred to White-chapel street, but the Company pay it as to the prisoners of Ludgate.

The Company have, in the parish of St. Antholin, corner of Size-lane and Budge-row, the houses mentioned in the following rental, producing about £740:—

	£	s.
Messrs. Curtis, a house, No. 31, Budge-row; lease 21 years, commencing 1815; rent.....	50	0

m. Pieschell and Co. a house, No. 32, Budge-			
row; lease 21 years, commencing 1815; rent	50	0	0
n. Pieschell and Co. a house and premises on			
the east side of Size-lane; lease 21 years,			
commencing ditto; rent	200	0	0
Hunter, ditto, ditto; rent	350	0	0
Or, two ditto, adjoining; lease 17 years, com-			
mencing 1817; rent	90	0	0
	<hr/>		
	£740	0	0
	<hr/>		

HEAD, EASTCHEAP.
 I extract in the Com-
 look of Wills, of Ni-
 mings's will, which is
 ore, without a date, it
 that Nicholas Jennings,
 a variety of other de-
 bequests, bequeathed,
 s, to the Company:—
 I, I give and bequeath
 he master and wardens
 craft of Skinners of
 n, and to their suc-
 s, for ever, a tenement,
 appurtenances, called
 m's Head, in Eastcheap,
 is value, by year, £5
 s, upon condition they
 keep a yearly obit,
 r, in the parish church
 hallows Barking, next
 Tower of London, at
 y it shall please God I
 depart this life, spending
 mid obit, or anniversary,
 erting, in manner and
 following; first, to the
 r, or curate, being pre-
 at the said obit, 16d.
 to every priest and
 there being present,
 tem, for ringing of bells,
 . Item, to the wax-
 ler, for wax necessary
 same obit, 2s. Item,
 ad and ale to the war-
 priests, and clerks pre-
 at the same obit, 5s.
 to the master-warden,
 tem, to every of the

“ four wardens, 16d. a-piece.
 “ Item, to the renter-warden,
 “ 12d. Item, I give to every
 “ of the clothing that hath been
 “ warden coming to the said
 “ obit, 4d. a-piece. Item, to
 “ the clerk and beadle, every
 “ of them, 8d. Item, I give
 “ to two priests going with the
 “ Company, every of them, 6d.
 “ Item, the residue of the money
 “ to be divided amongst the
 “ poor parishioners of Barking,
 “ by the discretion of the renter-
 “ warden, clerk, and beadle, to
 “ them that stand in most po-
 “ verty and need.”

It appears to have been the
 meaning of this testator that the
 residue of the 40s. only was to
 be given to the poor of Barking,
 the object of the gift being that
 the Skinners' Company should
 thereby maintain an obit; and, by
 “ the residue of the money,” he
 seems to have referred to the
 money which was to be spent at
 the obit, otherwise no disposition
 would have been made of the
 remainder of the 40s. which might
 not be exhausted by the parti-
 cular payments to be made out
 of it. If this be so, the charity
 to the poor parishioners of Bar-
 king seems so connected with
 the superstitious uses as to have
 gone, by the statute, to the king,
 as part of the 40s. forfeited by
 its original superstitious destina-
 tion. The tenement belongs to

titles. Nor have the Company house now known as the Lion, in Wood-street; there is a head in the records of rent of receipts and issues in Wood-street," of which there are now four.

The Company have no rents out of any tenements in the parish of Aldermary, known as the same of Romayn's rents; and they have any other property in the same parish, except it be two of the above-mentioned tenements on the north side of the Lion-street, which appear to be in that parish.

The income which the Company derive from the houses in the Lion-street is £339:5, which they have appropriated to their own use. There are no existing charities which can be considered as arising from reference to this bequest by Barton, or as substituting it; nor does it appear, in any taint, that any tenements which were the testator's property, in the Lion-street, or elsewhere, have ever been assigned to the use of habitations of poor people, although the payment of money to the poor, in Wood-street, for coals, according to

the entry in the above-mentioned book for the year 1660, seems to have had some relation to that charity of the testator. The fire of London happened about that time, which, no doubt, made a considerable change in the situation of property in the city of London.

All the uses for which the property was given, as above, to the Skinners' Company appear to have been superstitious; and, as the habitations intended for the poor men were to be enjoyed by them upon condition of their praying for souls, such condition appears to have brought that part of the testator's bounty within the statute 1 Edward VI. c. 14. From all that appears, no valid charitable use is now subsisting under the above will. According to the statute, the property so given would belong to the Crown, but, after such a length of uninterrupted possession by the Company, a grant or release by the Crown might probably be presumed; with respect to which point, however, the Commissioners do not presume to give any decided opinion.

OBSERVATIONS.

The three last-mentioned trusts appear all to have been established for pious uses, and the endowments appertaining to them have been appropriated by the Skinners' Company. As we have met with several instances of a similar description (and others will, probably, occur) with the establishment of chantries, obits, masses, and other services of popery, it may not be unacceptable to some of our readers to give an account of the dissolution of this branch of the ancient superstition.

It is a primary part of the Romish faith that an evil life might be redeemed, and the souls of offenders redeemed from purgatory by the performance of certain solemnities for the special benefit of the deceased, their friends, and friends. With the view of profiting by this mode of salvation, common, in the thirteenth and fourteenth centuries, for pious persons to bestow a part of their possessions for the maintenance of some religious service after their death; such as the endowing of a chapel or chantry, the perpetual singing of masses, the establishment of an obit or anniversary for a person's death, the constant burning of a lamp, or light, in a cathedral. These trusts were confided to individuals, to chapters,

and collegiate churches; also, to the different corporations, guilds, and fraternities of crafts, which then existed in the community. At the Reformation, their revenues, on two several occasions, were seized by the Crown. The first act for this purpose was the 37th Henry VIII. c. 4; it was subsequent to the suppression of the lesser and greater monasteries. In the preamble to this act, the reason alleged for this spoliation is the perversion of the revenues by the priests and others entrusted with their management; but, in the subsequent statute of Edward VI. a different and more protestant reason is assigned. As the preamble to the last act is curious, for more reasons than one, we insert it:—

“Considering,” says the statute, “that a great part of superstitions and errors in christian religion hath been brought into the minds and estimations of men, by reason of their ignorance of their very true and perfect salvation through the death of Jesus Christ, and by devising and fantazying vain opinions of purgatory and masses satisfactory to be done for them which be departed; the which doctrine and vain opinion by nothing more is maintained and upholden than by the abuse of *trentals*, [the celebration of thirty masses for the dead,] chantries, and other provisions made for the continuance of the said blindness and ignorance; and, further, considering the alteration, change, and amendment of the same, and converting to good and godly uses, as in erecting of *grammar-schools to the education of youth in virtue and godliness*, and the further augmenting the universities, and better provision for the *poor and needy*, cannot, in this present parliament be provided and conveniently done,” &c.

Under this statute, all the lands and possessions for the maintenance of “chauntry-priests” were seized by the king; and the rent-charges appropriated to superstitious uses were paid by the companies into the exchequer. “This,” says Stow, “was a great blow to the corporations of London, which were extremely weakened in their incomes and revenues by their taking so much from them, and brought their charitable donations to an end. Nor was there any other way for them but to purchase and buy off these rent-charges, and get as good pennyworths as they could of the king. And this they did, 3 Edward VI. by selling other of their lands to enable them to make these purchases; this cost them £18,700. Which possessions, when they had thus cleared again, they employed them to good uses, according to the first intent of them, abating the superstitions.”—*Stow's Stow*, v. ii. p. 336.—But, although the sum paid by the companies, to purchase back these possessions, was so considerable, we learn, from the same industrious chronicler, that the companies contrived, to a considerable extent, to evade the operation of the statute, either by concealing their estates and revenues, or giving them in much below their real value; and at which undervalue they afterwards repurchased them of the Crown. This appears from a statement presented to Queen Elizabeth and her council, in 1587, upon occasion of a new inquiry then about to be instituted into such collegiate and chantry foundations as had eluded the former investigation. In order to avert this second inquisition—which had been set on foot by Sir Edward Stafford and other “prying fellows,” as Stow terms them—they alleged their revenues were all expended on the poor, in support of scholars, and other good uses, “without employing any one penny thereof in their *dinners*, or other like charges; but the same were wholly borne out of their *quarteridges*, and the wardens' charges out of their *own purses*.” We doubt whether the City companies can say quite so much, at this day, for the purity of their financial administration.

As the Skinners' Company was one of the twenty-eight companies that repurchased their possessions of the Crown, it is probable the endowment of the three charities of *Draper*, *Jennings*, and *Barton* formed a portion of the confiscated property which was either bought back or never surrendered under the statute.

re concluding, we cannot help remarking that the language of the we have quoted affords some light for interpreting the uses of ar-schools. It seems they were not erected, as some contend, simply thing the *dead* languages, but for "the education of youth in virtue illness." This is a point of some importance, as a large proportion of as established in the reign of Edward the Sixth. It may, also, be ed, in favour of appropriating these foundations to the use of the hat many of them were endowed out of the revenues of suppressed is houses, and were, probably, intended as some compensation to or for the injury they are supposed to have sustained by that e.

MURCH-STREET ESTATE.

The Will-book of the Company, p. 68, is a copy of the *Lawrence Atwell*, in 1588, by he devised to the Company his messuages and tenements in Fenchurch-street, London; also his house in the parish of Thomas the Apostle; and his lands and tenements, in Godalming, in the county of Surrey; and, also, his lease of tenements at Christ-church, London, upon trust, that, after his death, out of the rents and profits, certain payments therein made (and long since determined) they should, with the aid of the profits, make a

sum from time to time to be paid in some good sort, by poor people, and especially such as were free of the Company, any, might be set on work, to get the stock kept and renewed whole, and increased, yearly, with the revenues of the lands and tenements, saving only that the stock he willed there should be, yearly, for ever, at least

£20 towards a dinner for the master and wardens, and their successors, at their hall, on election-day of the wardens.

The Company have two houses, one in Fenchurch-street, and another behind it in Modiford-courtyard, which are considered as having been derived under this will.

In the Company's book, under other heads of property,

these are classed under the denomination of "Lawrence Atwell's Lands." They have, also, a house, in the parish of St. Thomas the Apostle; and, in the town of Godalming, they are the proprietors of a row of small tenements, with a small parcel of ground adjoining. The house in Fenchurch-street is numbered 36, and produces a rent of £250 per annum. The house in Modiford-court is let at £150 per annum; and that in the parish of St. Thomas is rented at £73:10 a-year. The houses and land at Godalming produce £60 a-year. The total rents derived from the property is £533:10 per annum.

The rents and profits of these several tenements are received by the Company, and carried to their general account; nor does it appear that any particular application has been made of them, with a view to carry into effect any special purpose under this will; and, therefore, this seems to be a case proper to be put into a course of legal inquiry.

MRS. FRANCES CLARK'S GIFT.

The date of this gift is unknown, but it appears to have been a legacy of £200 to the Company, on trust, to pay £10, annually, towards the relief of the poor and lame people within the Hospital of St. Thomas, in Southwark. The accounts of the Company make it appear that

this annual sum is paid to the proper officer of the said hospital, for which payments receipts are regularly taken.

LOAN CHARITY.

Sir *Wolstan Dixie*, in 1592, left £500 to the Company; of which, £200 was to be advanced in loans of £50, for three years, and the remaining £300 in loans of £30, for the same period of time. Of the interest, five marks was to be disbursed in coals among the poor of St. Michael Bassishaw, and the remainder given to the Company and their officers for their trouble.

The testator, also, devised to the Company an annuity of £10, issuing out of his messuage and other tenements in the parish of St. Michael Bassishaw, London; which £10 should be given towards the maintenance of a lecture of divinity, to be read, two days in every week, in some convenient church within the city of London, which he would wish to be the church of St. Michael Bassishaw; which lecture should continue, yearly, from the Feast of St. Michael the Archangel until the Feast of Easter.

The Company pay, annually, £3:6:8 to the poor of the parish of St. Michael Bassishaw, and £10 to the lecturer; but no loans are made, as directed by the will of Sir *Wolstan Dixie*.

WILLIAM STODDARD'S CHARITY.

This was a grant, in 1611, by *William Stoddard*, citizen and skinner, of his messuage and 17½ acres of land, situate at Pinsnolhill, in the manor of Herringay, alias Harnsay, Middlesex, on trust, for the application of the rents and profits to charitable uses; that is to say, £4, yearly,

for two dinners for the poor children in Christ's Hospital; the one dinner upon Year's day, and the other upon Candlemas-day year; the sum of 20s. amongst the resident of the Hospital; £6, yearly, master, wardens, and almsmen of the Company, the relief of their poor; the residue of the rents fits to be for the maintenance of the poor children of Christ's Hospital, to the intent that the children of poor freemen may always be entitled to receive benefit of that charity: poor children to wear green and green facing on their caps, whereby they might be easily known amongst the children of the Hospital.

The Company, shortly after the donor's death, gave up their interest in the premises of Christ's Hospital, in consideration of the Hospital's agreement to perform the trusts of the will, by paying to them an annuity of £6, and permitting them to have constantly ten boys on the foundation. This arrangement was approved and ratified by the governors of Christ's Hospital, who were committed to ten boys now by the Skinners' Company. They also pay to the Company an annuity of £6, and for this sum the Company make specific application; it is paid with their own funds, and is considered as virtually carried to the purposes for which it was given, in the annual distribution which is voluntarily made by them amongst their own

GIFTS FOR LOANS.
In the Will-book of the

the following dona-

to be lent out in five
tions to five young men,
of the Company, from
s to four years, upon
ing sufficient security
payment, they paying
me 10s. for every £20
can to them.

bequeathed by *Robert*
to be lent to four young
from four years to four
portions of £50 each,
ing interest at £2 per
o of them to be mer-
persons trading beyond
and the other two using
a skinner, or the trade
-draper or upholsterer.
given by *Matthew Bate-*
lent out to four arti-
mers, each £50 a piece,
ving good security for
ment.

by *Barbara Champion*,
to four young artisans,
by portions of £25
three years, without

by *Sir William Cock-*
be lent to four young

freemen, to each £50, *gratis*,
for three years successively, for
ever, paying 10s. yearly to the
officers of the Company for their
pains taken therein.

£100, by *Sir Abraham Dawes*,
to be lent out to two young
tradesmen of the Company, each
£50 for a year, *gratis*, paying
10s. each to the clerk of the
Company, for making out the
bonds, and giving good security
for repayment.

£100, bequeathed by *George*
Forman, to be delivered out in
free loan to five poor beginners
of the Company, using the trade
of upholders within the city, £20
a piece; and, for want of such
beginners using the trade of
upholders, then the £100 to
be divided among five poor be-
ginners using the trade of skin-
ners.

But, with respect to these seven
last-mentioned donations, the
Commissioners are given to
understand, that there is neither
entry nor trace from which it can
be collected that any of them
were ever received or applied.

OBSERVATIONS.

owing statement comprises a summary of the income and expen-
he landed charities under the control of the Skinners' Company,
of the money-legacies:—

	Income.	Expenditure.
Free Grammar-School	£4578 1 6	£238 0 0
Judd's Almshouses		99 8 0
er's Charity	120 0 0	
Smith's Charities	270 0 0	142 16 0
missioners	619 16 0	120 0 0
and Goswell-street Estate	645 0 0	90 4 0
' Estate	740 0 0	2 13 4
ad, Eastcheap	unknown	unknown
or Superstitious Uses	339 5 0	
-street Estate	538 10 0	
Total	£7845 12 6	£693 1 4

appears the known landed revenue of the Skinners' Company

amounts to £7845 : 12 : 6, and the expenditure on account of this to £693 : 1 : 4, leaving a yearly surplus of £7152 : 11 : 2 for the fund. Of course, this surplus will sustain considerable abatement in new arrangement for Tonbridge School; but, as the additional expense incurred on this foundation is chiefly in salaries to the masters, increase in the number of exhibitioners, both of which are appointed by the Company, it may be deemed an outgoing in which they are interested, and, consequently, does not abstract from the general wealth of the fraternity.

The Skinners' Company is one of the twelve, and was incorporated in 1327, by Edward III. under the title of the "Master and Wardens, Thiers and Sisters, of the Guild or Fraternity of the Skinners of London, in the Honour of God and the precious body of our Lord Jesus Christ." It appears, like many of the guilds at that period, to have been both a secular and religious institution, and the members to have been of both sexes. They were, formerly, divided into two fraternities, one at St. Mary, lehem, and the other at St. Mary, Spital, but they were united by Edward III. who gave them a new charter, which was confirmed by Edward IV. These grants restrained the Company from making by-laws, and a member on being admitted to his freedom is to be presented to the Mayor.

The flourishing days of the Company were when sables, lucern, and other such furs were worn for tippets, and formed an essential part of the dress and costume of the monarch, nobility, and gentry. In those days they were rich and numerous, keeping large establishments, and contributing liberally to the service of the state. The building of their hall at Dowgate-hill, is said to have cost £18,000.

The government of the Company is vested in the master, four wardens, and a numerous court of assistants. The present master is S. R. Esq.; the wardens are W. S. Burbidge, J. Wade, W. K. Child, and Wells, Esquires.

Tin-Plate-Workers' Company.

MIERS'S GIFT.

THE only charity of this Company is a gift by *John Miers*, who, by his will, dated 30th April, 1779, bequeathed to the master and wardens of the Company of Tin-Plate-Workers, of which he was a member, £150, to be laid out in the Three per Cent. Bank Annuities; and he directed that the annual dividends should be divided amongst the poor of the Company, at the February court, yearly.

The legacy was received, and

laid out in the purchase of Three per Cent. Consols, is now standing in the name of the master, wardens, and company of the Tin-Plate-Workers' Company, as a separate fund.

The annual dividends, amounting to £7 : 7, are distributed once a year, at the court of assistants, holden in February, amongst the poor freemen of the Company, chosen by the court. The number usually consists of

men, of whom a regular list distribution of the fund is regularly entered in the wardens' book.
 account of the receipt and

COUNTY OF STAFFORD.

CITY OF LICHFIELD.

City of Lichfield was anciently governed by a guild and guild-mas-
 ters had their first establishment in the reign of Richard II. in the
 1387. Soon after the dissolution of the guild, by act of parliament,
 Edward VI. a charter of incorporation was granted to this city by the
 king; which was to consist of two bailiffs and twenty-four burgesses;
 of whom had been masters of the guild. Several other charters
 granted by succeeding sovereigns, the provisions of which were con-
 firmed by that of Charles II. and the constitution of the city as now existing
 defined.

A charter, dated November 5, 1664, directs that two bailiffs shall be
 yearly elected by the brethren on St. James's day; that the senior bailiff
 be nominated by the Bishop, keep a part of the seal and be escheator;
 the bailiffs, at the expiration of their offices, shall be justices the suc-
 ceeding year, and shall, together with the then bailiffs, hold courts of
 record, &c. have the use of fines and dues; that there shall be twenty-one
 men elected from among the citizens, and so called to aid and assist the
 bailiffs as the common-council of the city; that the bailiff, or any of the
 men, shall be liable to be removed by a majority of the body; and,
 on the death or removal of any, others shall be elected by the like
 body. It empowers the bailiffs and brethren to hold courts of gaol-
 delivery; to award judgment of death or other punishment; and, also, to
 appoint a recorder, steward, and common clerk; but none of these officers
 act without having first obtained the approbation of the Crown.
 They may, also, annually elect a sheriff, and any one refusing to serve may
 be fined or imprisoned, and excluded from all the privileges of the city.
 Under the authority of the charters granted to this city, the several frater-
 nities and companies were formed of saddlers, glovers, whittawers, tanners,
 bakers, coopers, cutlers, &c. A list of these and their by-laws
 is found in Harwood's History of the "City and Antiquities of Lich-

WOMEN'S HOSPITAL.

A hospital for women, in St. Mary's street, Lichfield, is said
 to have been built, in the year 1595, by William Hayworth,
 mayor of Lichfield and Coven-try, who is stated, in the *Anglia
 Sacra*, vol. i. p. 453, to have
 given to the sacrist of the cathe-
 dral and the master of the guild
 of St. Mary, in that city, a piece

Chief rent to the Marquis of Anglesea	0
Street-tax, under the lighting and paving act	0
Land-tax for the land at Chorley	0
Burgage-rent	0
Law-expenses—average of ten years	7
Repairs of hospital, ditto.....	9
Contingent expenses, relative to the charity estate, ditto	6
Sundries, ditto	1
	<hr/>
	£307
	<hr/>

Which leaves an annual surplus upon the present income of £68 : 17 : 10½.

The poor women inhabiting the hospital are chosen by the feoffees from among the most respectable of the lower classes, weight being generally given to the circumstance of their not having received parochial relief. They are chiefly aged and infirm persons. It was stated that the meetings of the feoffees, which are called for the purpose of filling up vacancies, are in general very fully attended, and that pains are taken to ascertain the character and conduct of the applicants.

Besides the allowances made to them by Milley's feoffees, the almswomen receive annually a sum of £25 : 4 from Fecknam's charity, and two sums of £5 and £4 : 4 from the Corporation, of which benefactions an account will be given under distinct heads. These additions make the amount of their annual receipts £289 : 8, or about 7s. 5d. per week each. The feoffees, conceiving that this provision is sufficient for their comfortable support, are desirous of applying the excess of the annual revenue in an extension of the objects of the charity, and, with that view, have applied for, and obtained, the sanction of the Court of Chancery for the appointment of an additional number of women

as out-pensioners, who receive similar allowance the fifteen almswomen in hospital, and should, as vacancies among those fifteen occur, be admitted as residents in the hospital, if they are approved to the feoffees proper to be so placed. The sanction of the Court for this enlargement of the charity had been recently obtained to be acted on at the time of the Inquiry.

ST. JOHN'S HOSPITAL

From the authorities referred to in Harwood's History of Lichfield, it appears that this religious house, or hospital, of St. John, in that city, was founded as early, at least, as the reign of King Henry the Third. The earliest intimation of the nature of the original establishment is in the year 1252, when Radulph de Lacock, canon of Lichfield, gave lands at Hurst and Stichbrook, for the maintenance of a priest to celebrate mass for his soul, and for the support of the poor as inmates in the hospital. The confirmation of this grant, by the bishop and chapter, is found in the registers of the cathedral, and is stated to have been made in the presence of the dean, the prior of the hospital of St. John, and of the brethren and sisters there serving God.

bishops of Lichfield and
y appear, in early times,

frequently held visita-
the hospital, and to have
d the conduct of the
ment. But it fell into
management and decay
ly to the time of Bishop
who came into the see
reign of Henry the Se-
This bishop rebuilt the
s, and in 1495 promul-
new body of statutes, by
be present establishment
ned, and which circum-
have occasioned him to
sently characterized as
der of the hospital.

ese statutes, which were
d by the master of the
, it is, amongst other
provided as follows:—

there shall be one master
en in priest's orders, and
be collated from time to
the Bishop of Lichfield
rentry.

the master of the hos-
or the time being, shall
for the maintenance of
, and for the support of
ordens incumbent upon
ll the rights, revenues,
rofits, tithes, oblations,
oluments belonging to
pital.

there shall be one master
mar, in priest's orders,
ithin the hospital, in some
place appointed for the
, by the master, shall
, in grammar, all scholars
ver and whensoever com-
atis, and especially the
who have not the oppor-
of learning, by reason of
igence of their parents;
master of grammar shall
, annually, for his salary,
erling, to be paid quar-
out of the profits of the

hospital; with which annual sti-
pend of £10 the master of gram-
mar shall be fully contented, nor
shall presume to exact, from his
scholars, or their parents or
friends, any thing for his in-
struction, under pain of perjury;
but it is permitted to the master
to receive, from the friends or
parents of the scholars, any
thing that may be spontaneously
offered from their benevolence.

That in the hospital there shall
be one honest man, sufficiently
skilled in the science of grammar,
who shall bear the office of usher
under the grammar-master, who
shall diligently teach the scho-
lars there, gratis, and assist the
said master in the school; which
usher shall receive, annually, for
his salary, 100s. sterling, to be
paid quarterly, by the hands of
the master of the hospital, or of
his deputy there.

That the master shall find a
chaplain, of honest and approved
conversation, who shall daily
celebrate divine service in the
chapel, and shall receive an
annual stipend of eight marks
sterling, from the master.

That the master of grammar,
usher, and chaplain shall be ap-
pointed by the master, or warden,
within two months after every
vacancy, otherwise the appoint-
ment shall lapse to the bishop;
and if the bishop shall omit to
appoint within the two following
months, the dean and chapter
of Lichfield shall fill up the va-
cancy. And it is directed that
the master of grammar, usher,
and chaplain shall not be amoved,
unless for just and reasonable
cause, by the Bishop of Lichfield
and Coventry for the time being,
upon the complaint of the master
of the hospital, or his deputy
there. Chambers are to be pro-

vided, by the master, within the hospital, for the master of grammar, the usher, and the chaplain, who are enjoined personal and continual residence within the hospital.

It is ordained that there shall be in the hospital, for ever, thirteen honest poor men, especially such as have lived honestly, and upon whom the inconveniences of old age and of poverty, without any fault of their own, have fallen.

The poor men are not to absent themselves from the hospital for one day, nor to sleep without the hospital, without the leave of the master.

They are to be present at prayers every day, especially on Sundays, and take an oath of obedience to the bishop and the master.

They are not to waste, consume, nor pawn the goods brought with them; and, when they die, are to leave them to the house.

Every poor man is to receive 7*d.* a-week, for ever, which the master is to pay every Friday, after dinner, without deduction; with which 7*d.* thus weekly paid, the poor men are to remain contented; nor must they presume to beg, upon pain of expulsion from the house, after a third admonition.

It is provided that the prebendary of the prebend of Freord shall nominate one of the thirteen poor men to be admitted.

The master is to supply any vacancy among the poor men within one month; otherwise the Bishop of Lichfield and Coventry shall appoint: and if the bishop shall not appoint within another month from the time of the lapse, the dean and chapter of Lich-

field, for that turn, are the nomination.

Then follows a clause which the bishop reserves himself, for life, the appointment of the master of the the grammar-master, chaplain, and poor men. the poor man to be nominated by the prebendary of Lichfield, "saving to himself, during his natural life, and, after his death, to his successors." Bishops of Lichfield and Coventry, the power of the master, of subtracting, diminishing, interpreting, and declaring the premises, and of appointing them."

Various acts of visitation appear to have been exercised by the Bishops of Lichfield and Coventry subsequently to the above statutes, the last was by Bishop Cornwallis in 1752. The Commissioners of the Poor, however, did not deem this precluded, by the above, from inquiring into the pecuniary part of this establishment; and, at the request of the Bishop of Lichfield, and the master of the hospital, they proceeded with the investigation.

The property of the hospital consists of several parcels of land, lying in various directions in the neighbourhood of Lichfield, and now, after deducting part sold in 1800, for the payment of the land-tax, 583*a.* 3*q.* of an estate at Dean Cheshire, containing 203*a.* in the whole, 786*a.* 1*r.* 2*q.* property is let to various tenants amounting in number to eleven, upon renewable leases for three lives, with small rents and fines upon

unt of the reserved including the redeemed is £177:1:6. The s formerly taken at two proved value; but the ter, Dr. Outram, took calculation the ages of ing lives, which made sts variable. The Com- s had no access to the of the different masters r. Outram; but in the se- ars, from 1804 to 1821, ich he held the situation, received amounted, in , to £3027:1; affording annual receipt of £178,

and making, with the reserved rents, the total annual average income of the hospital £355:1:6. In addition to this, there is a good house, with seven acres of land attached to it, belonging to the master, and now occupied by him, but which the late mas- ter, after having expended above £1200 in improvements, let for £105 per annum.

The whole of this income is received by the master, accord- ing to the direction of the sta- tutes, who makes out of it the following payments, viz.—

	£	s.	d.
ect of the establishments directed by Bishop Smyth, viz. the almsmen, school, and chaplain	176	16	4
er of the rents	10	0	0
rent to the Marquis of Anglesea	2	0	0
levies	2	10	0
and wine for the sacrament	3	3	0
charges for washing surplices, sweeping chim- neys, receipt-stamps, and payments to the clerk of the chapel	2	7	4
	<hr/> £196 16 8 <hr/>		

ing this charge from average income of 3, there remains to the 58:4:10 per annum, igh he has to repair igs, which are old and nsiderable extent; and accustomed to make r occasional payments t of the almsmen not e the above sum.

are thirteen almsmen pital, who (with the of one nominated by dary of Freford,) are om persons of respec- acter among the lower ho have carried on e while able, and have iced in their circum- A preference is given abitants of Lichfield,

but the masters of the hospital have not considered themselves as locally restricted in their choice. Each almsman receives 3s. 6d. weekly. He has, also, a cloak, furnished at the master's expense, as it becomes neces- sary. They have each a sepa- rate apartment in the hospital, with a small garden, the furniture of which apartment remains for the use of the successive occu- piers. This furniture is not now provided by the old men, but has, for some time past, been provided, as it was wanted, by the master, the expense of which, in the year 1821, amounted to £10.

The old men have, also, some small emoluments from other charities, which will be hereafter

mentioned. Their total money-income is 4s. 6d. weekly.

ST. JOHN'S HOSPITAL-SCHOOL.

In addition to the endowments of Bishop Smyth, this school derived a further provision from the benefaction of *Richard Walker*, Dean of Chester, who, in the reign of Elizabeth, granted to the bailiffs and citizens certain messuages and lands in Lichfield, Elmhurst, and Longdon, on trust, to pay, yearly, to the schoolmaster, £3:6:8; to the usher, 33s. 4d.; and unto six poor scholars of the City of Lichfield, 26s. 8d. each. The residue of the rents to be to the use of the bailiffs and citizens, to the intent they may more diligently execute their trust.

Part of the property belonging to the Corporation, which they ascribe to this grant, are three houses in the Close, and the site of a fourth, formerly standing there, with a garden behind, which are called College Houses, being part of what was formerly the new college of chantrists, in the City of Lichfield. These premises have being granted by the Corporation to William Mott, Esq. registrar of the dean and chapter of Lichfield, for a term of ten thousand years, subject to a rent of £13 per annum. It appears, also, that certain lands which the Corporation have at Elmhurst, Carborough, and King's Bromley, were derived to them from the same Richard Walker; they have, also, property at Longdon, but they have no means of tracing it to Walker's grant.

No school has now been kept in the hospital for many years. The precise time and circumstances of its discontinuance it was impossible to discover, but

it seems to have been in a deficient state at the time of Lloyd's visitation, 1699, the cause of its decay appear to have been the inadequate income, owing to the depreciation in the value of money, to obtain a schoolmaster properly qualified, and, in consequence, a new application of the funds directed.

The £10, originally the salary of the schoolmaster, has been added to the chaplain's salary; but the rest of the funds appropriated to the school, that school passed to the free grammar-school, by which it was superseded. Dean Wallis's annuities are now paid by the Corporation to the master and six scholars in the hospital school; and the chaplain also, receives, from the hospital, the £5 a-year given by Bishop Smyth to the school of the hospital-school.

The regular salary of the chaplain, which Bishop Smyth's statutes fixed at eight marks, with the addition of the £10 annually given to the school, is £15:6:8; but it has been customary, of late years, to give him £20. The services he performs for this is saying prayers, in the chapel of the hospital, every Sunday and every Tuesday and Thursday afternoon, and to administer sacrament four times in the year. On all these occasions the men are expected to attend. The present chaplain, who is the master of the free grammar-school, does not reside in the hospital.

CHARITY TO THE TWO CHURCHES.

From the recitals of the statutes it appears that John

of the city of Lichfield, per, in 1585, devised one id croft, situate in School-lane, and twenty acres of land, lying in the common of Lichfield, in trust, to the moiety of the rents and to the poor men inhabiting almshouse in St. John-street, the other moiety to the poor men inhabiting the almshouse on-street.

barn and croft, in School-lane, were exchanged, in under the provisions of the old Enclosure Act, with Ste-limpson, Esq. for 1a. and land on the Marsh. The the lands remain in the sion of the trustees, except ey have none, at present, dford-field.

ppears, from the books of arity, that, in 1806, the was £35:5, and, in the ing year, was increased to 8, since which time it has, rious additions, gradually d its present amount, which rs to be the fair value of the :tive premises. This sum ally divided between the ospitals, after defraying the ax and the receiver's salary ee guineas.

side the charity of *Fleckman*, e payments are made, quar- or otherwise, to the two als, by the Corporation. ums paid to the Women's ital amounts, yearly, to ; that to the men's to £1:8. e payments originated in the ctions of persons named tt, *Walton*, *Salte*, and .

FREE GRAMMAR-SCHOOL.
The free grammar-school, at ild, is generally considered ve been founded by King

Edward VI.; but the Commis-sioners were unable to discover, among the records at the public offices, any grant to that effect. The only circumstance that ap-pears to connect the school with a royal foundation is a payment, from the receipt of the Exchequer, of £5:19:4 a-year to the master, and £5 to the usher, and which seems to have constituted the only endowment of the school.

The earliest document that could be found relating to this school is a feoffment, in 1587, by James Weston and others, to Zachary Babington and others, of a tenement or brick house, then used as a school, called the New School, and a close, or gar-den, on part of which the house was erected in St. John-street. By a schedule, annexed to this deed, it is directed that the feof-fees should permit the house to be for ever used and enjoyed as a free grammar-school, and the croft and wall to be employed to the use, easement, exercise, and repast of the scholars there.

These still form part of the school-premises; but the present school-house was erected in 1692, at the joint expense of the Cor-poration and the feoffees of the conduit-lands, in part upon the site of an old house belonging to the Corporation, appropriated to the use of the schoolmaster, and in part upon the site of an ancient burgage purchased, for that pur-pose, by the feoffees.

It appears, from the account of St. John's Hospital, that the grammar-school, founded by Bi-shop Smyth, has been incorpo-rated with, and part of its reve-nues transferred to, the city gram-mar-school, of which we are now speaking. Those revenues, with the payments from the Exchequer,

and some allowances from the Corporation and the trustees of the conduit-lands, constitute the income of this school, which amounts to £105:19:4. Of this sum, the head master receives £75:19:4, and the usher £30.

The sums of £1:6:8 each, given by Dean Walker, to six poor scholars in the hospital-school, are, also, paid by the Corporation to six poor boys in this school, appointed by the bailiffs. These boys receive their education gratis, and are, in fact, now the only free scholars in the school.

When the present masters were appointed it was settled by agreement with the Corporation, who make the appointment, that the head master should receive two guineas per quarter, for each of the day-scholars from the town, received into the upper school, and the second master, or usher, one guinea per quarter, for each of those received into the lower school.

The boys in the upper school are taught Greek, Latin, English grammar, arithmetic, mathematics, and writing, by the head master, assisted by an usher paid by him; those in the lower school are taught English reading, writing, and arithmetic, by the second master, who is, however, stated by the head master to be qualified and ready to give classical instruction, if required. The six free scholars are at present in the lower school. The parents of these children are generally in such a situation of life as not to desire any higher species of education for them, but such would be given, if desired. These free boys remain in the school and receive the annuity for four years.

The head master resides in the school-house rent free, accommodates, at present, sixteen boarders; including the present number of scholars, between thirty and forty.

It occasions some dissatisfaction in the town, that the school, which formerly no longer retains the character of a *completely free grammar-school* for the inhabitants of Lichfield, which it appears to have possessed till within a distant period. It is, however, obvious, that the very small endowment would, alone, afford an inadequate remuneration for the labour of instruction to which might apply, as day-school, the education now afforded, though aided by the advantage of a free residence and the expense of taking boarders. The allowances from the Corporation to the head master and the trustees of the conduit-lands, which appear to have existed for a lower amount than they were from a period anterior to the present, were thought, at that time, sufficient addition to the income to justify the Corporation in refusing him permission to demand any remuneration for teaching the children of the inhabitants; but these allowances, with the exception of the annuity of £1:13:4, under the will of the late Sir John Grant, are entirely void, and, in fact, that from the trustees of the conduit-lands is to be suspended, at least for the present time, for reasons which appear in the account of the same. The Corporation consented to the present arrangement, upon the understanding that they could not otherwise procure a master duly qualified for the situation,

It has been suggested that, if the school were made entirely free, as it originally

arsical instruction only, is the full extent of privilege at the inhabitants can claim from a free grammar-school,) and the master were to take the two guineas per year in all cases where any other instruction were required, and the Corporation would make some addition to the al-

lowance in compensation for the loss which the master might thus sustain, an arrangement might be effected which would be generally satisfactory. The parties have engaged to take this suggestion into consideration, but the result has not yet been communicated.

OBSERVATIONS.

It is to be hoped the Corporation will not be less liberal than their predecessors in supporting the integrity of this foundation as a "completely free grammar-school." The present income derived from Dean Walker's lands is small, but it is probably ample enough to allow something more than the present payments for the use of the school. It is true, the dean gave some lands to the bailiffs and citizens, but this was only for the more faithful and diligent execution of his trust. The grammar-school of Lichfield has acquired some celebrity from ranking Addison, Woolaston, Ashmole, Garrick, and others among the number of its scholars.

THE CONDUIT-LANDS.

A deed of feoffment, in 1546, by Robert Beane, master of the guild of Blessed Mary, in Lichfield, with the consent of his brethren, granted to Michael Hill and his heirs, and their heirs, all messuages and tenements, reversions, and hereditaments belonging to the guild, in Great Wyrley, Little Wyrley, Norton, and Wall, in the county of Stafford.

In a declaration of trust, annexed to the deed, it is declared that the intent of this grant is for the repair of the common conduits and course of water in the city; and, for this purpose, the wardens, or their assigns, and the mayor of the most notable, substantial, and honest persons of the city, should, yearly, at the Feast of the Conception of Blessed Mary, choose two substantial men of the town to be wardens of the conduit for the year following; these wardens receive the profits of the lands annexed, and out of them to the conduits in repair, and, &c.

At the end of the year, account to their successors and the constables, and, if any overplus remained, it was to be put into a box, with three locks and keys, one of which was to be in the custody of the feoffees, another in the constables, and the third in that of the wardens for the time being; one of the six substantial inhabitants to be selected to keep the box. The surplus of the revenues of the conduit-lands above the expenditure was to be applied to the "commonwealth of the city," at the discretion of the six persons annually chosen. A new conveyance of the trust was to be executed every twenty-one years by the surviving feoffees.

The first document containing any more specific description of the property is a deed of feoffment to new trustees, dated 6th September, 1586, by which it appears that the property, then conveyed, consisted of five houses, with lands thereunto annexed, (but not particularly described,) in the several places

mentioned in the original feoffment and grant.

In a new conveyance of this trust, in 1720, the deed, after mentioning some other acquisitions for a similar purpose, recites that part of the school-house, situate in St. John's Street, had been lately purchased by the feoffees of the conduit-lands, and that the house thereupon erected had been, likewise, by order of the feoffees, built with the moneys arising out of the conduit-lands; and that it had been declared by the late feoffees, that the land so purchased, and house so built, together with the appurtenances, should be for ever to the use of the free school in the city of Lichfield, for the habitation of the head-master thereof, and his successors, for

ever, as being a common benefit to the city.

From two several surveys of the trust-property, it appears that the whole, in the year 1701 comprised 319a. 17p. In the year 1814, a fresh survey was made, when it was found that the lands in Norton, and in Great and Little Wyrley, contained 290a. 3r. 12p. and those in Wall, 50a. 3r. 34p. making together, 341a. 3r. 6p. and exceeding, by 22a. 2r. 29p. the amount of the two former surveys. This augmentation is ascribed to additions from enclosure-acts, and greater accuracy in the surveys.

The following rental will show the present state of the property which is all held on tenancies from year to year:—

Tenants.	Quantity.			Present Rent.		
	A.	R.	P.	£	s.	d.
Robert Hanbury, Norton	117	3	29	161	12	0
William Neville & Ralph Brooks, Ditto	66	3	29	104	16	0
Rev. Frederick Gildart, Ditto	13	1	36	27	4	0
Phineas Hussey, {	Great Wyrley	20	0	131	0	0
	Little Wyrley	24	2			
	Norton	33	0			
Mary Kent, Great Wyrley	14	3	3	36	16	0
John Smith, Wall	49	2	7	116	0	0
Rev. Mr. Floyer, Ditto	1	1	27	3	15	0
Widow Yeates, Allotment				1	0	0
	341	3	6	£582	3	0

The above is the whole of the property available as a source of income.

In the application of the income, the trustees attend, as their primary object, to the keeping in repair the conduit-pipes and pumps, providing fire-engines, paying the rent of the engine-house, and defraying other charges incidental to supplying the city with water from the springs at Aldershaw, which are about a mile from the town. After defraying these expenses, the

following payments are made: regular annual disbursement under the general discretion given to the trustees for the application of the surplus revenue: Towards paving and lighting the city, £60. Towards forming salary for the head-master of the free grammar-school, £35; and for the usher, or second master, £10. Salaries to the two wardens, £20 each—£40. There is also, expended, at the annual dinner and other meetings of the trustees, from £15 to £20.

les these regular pay-
large occasional disburse-
have been made for the
of the town, as occasions
alled for them, and by
the remaining surplus of
has been expended.

in 1797, £100 was paid
building the Market-
in 1803, £25 towards
g the Minster-pool; in
£78 towards the purchase
es for widening Bacon-
in 1812, £663:15 for
and flagging Boar-street,
D towards the repairs of
ummar-school; in 1817,
assist in making a new
nt; in 1819, £60 towards
g St. John's Street.

great variety and fluctua-
ture of the disbursements
his trust, resulting mainly
e large discretion vested
trustees by the original
ion, make it impossible
ce the different heads of
iture to an average state-

But, having carefully
ed the accounts for many
ack, it appears that the
have been fairly applied
objects of the trust, and
een properly brought to
t, and that, at the last
ettlement of the accounts,
as a balance due to the
f £205:10:11½. This
is likely to be lost, either
e or in part. It consisted
ney received from the

by one of the wardens,
efore he had paid it into
rk, became bankrupt. The
as been proved under his
ision. It is impossible
advert to the impropriety
ring any part of the trust-
remain in the hands of an
ual, exposed to the ha-
of his personal responsi-

bility, especially after a resolu-
tion had been, a short time pre-
viously, adopted for paying the
rents into the Lichfield Bank,
instead of the trustees retaining
the balances.

For some time previous to this
Inquiry, there had been a failure
in the supply of water to the
town. During the stay of the
Commissioners in Lichfield, the
springs at Aldershaw were exa-
mined by Mr. Mylne, the engi-
neer, who stated that, in con-
sequence of the general improve-
ment and cultivation of the sur-
rounding lands, the water from
those springs had been drained
off, and that it was not probable
that they would again be able to
furnish an adequate supply for
the town; it would be, therefore,
necessary to procure water from
other sources, of which there
were abundance in the neigh-
bourhood. He could not, at
once, ascertain the course which
he should recommend to be
adopted for this purpose, or the
probable expense that might at-
tend it, but he conceived it would
require an expenditure of from
£1000 to £2000. Under these
circumstances, the trustees came
to a resolution that, until the
primary object of obtaining an
adequate supply of water for
the city was attained, for the
probable expense of which the
funds in hand were insufficient, all
payments for secondary objects
(such as those above enumerated,
among which are the allowance
to the two masters of the gram-
mar-school) should cease.

The regulations prescribed in
the founding deed for the con-
stitution of the trust are observed.
A new feoffment is made every
twenty-one years, on the exe-
cution of which six sidesmen

are appointed by the new feoffees, and continue in office till the next feoffment. If any vacancy takes place among them in the interval, it is filled up by the feoffees. The wardens are annually appointed by the feoffees and sidesmen, and are selected from the townsmen not being trustees. The constables attend and sign the accounts at the general annual audit. The directions as to depositing the surplus money in a box is not now attended to.

MINORS'S ENGLISH SCHOOL.

In 1677, *Thomas Minors* left, by will, to trustees, his messuage and appurtenances in Boar-street, Lichfield, for the maintenance of a school-house, where thirty children of such poor inhabitants as were unable to defray the charge of education, were to be taught, gratis, English reading until they could well read chapters in the Bible. The children to be appointed by the feoffees, and when only three feoffees were living, four others were to be chosen in their stead. The testator willed that the chambers over the school-room should be let, and the rent of them reserved towards repairs; that the schoolmaster should have freely, to his own use, all the rooms on the left hand of the entry of the school-house, with the cellar and garden; and he further devised to the feoffees his four closes of land, lying at Lemoondsley; that the rent should be paid to the schoolmaster as a salary; and he intreated his feoffees, or the major part of them, to visit his school every year on St. Thomas's Day, and inquire whether the schoolmaster did his duty; and the sum of

6s. 8d. should be laid out and cakes yearly, for a treat for his feoffees on the occasion, which 6s. 8d. should be paid out of the rents of his house in Sadler-street, Lichfield, also, gave, out of the rents of his close at Mattacott, the sum of 13s. 4d. yearly towards the repairs of his house; and he gave 6s. to be paid out of the rents of his close at Mattacott-lane, for a cart or waggon load of coals to be yearly laid down, for the use of St. Simon and St. Jude's school, at the school-door, for the use of the scholars.

The lands at Lemoondsley were formerly four closes, but now forming only three fields, containing about nine acres, left by the trustees in the session of the school. One of these fields, containing nearly four acres and about three-fourths of which is cultivated as garden-ground, lets off for £16:16 a-year. The other two fields he keeps in his own hands. The annual value of these may be estimated at about £3 an acre; together

The master, also, occupies the whole of the school-house in Boar-street, including the chambers over the school-room. These apartments not being let by the trustees in order to raise a fund for repairing the premises as directed by the founder.

The close at Mattacott, which is, in size, about 10 acres, is let, by the trustees, to Mr. Gilbert, as tenant from year to year, at a rent of £4, which appears to be its full value. The whole of this rent is contributed by the trustees, as applicable to the repairs of the school, and is retained by

t purpose, except 9s. a-
id out of it for insurance,
being applied in the pur-
of coals, pursuant to the
ms of Minors's will.
does not appear any
st reason why the direc-
the testator should not
sued, in applying some
of these rents to a supply
s to the school.

annuity of 6s. 8d. charged
ors on his house in Sad-
et, for an entertainment
rustees, is not now paid.
e are some other benefac-
pertaining to this endow-

In 1685, *William Jesson*
o the free-school 20s.

to be paid out of his
Lemonsley, and to be
ad in buying bibles for
f the scholars whose pa-
ould not be able to buy
but, if the school should
ways altered from being
lish school, as it was at
ne, his gift should be

This land adjoins the
lands in Lemonsley, and
the property of Mrs.
ll, by whom the annuity
is paid to the trustees of
ool,

Joan Parker, by her
1727, bequeathed to the
£20 in trust, to lay out
e in the purchase of lands
nents, or lend it out at
, and to pay the same to
olmaster, for the increase
alary. This money is in
ds of Arthur Hinckley,
Lichfield, who pays to
olmaster, yearly, 18s. as
rest, at 4½ per cent. the
which it has always been
No security has been
or it, but Mr. Hinckley
is his intention of placing
savings-bank.

This charity has, also, a re-
versionary interest in a conside-
rable legacy under the will of
Andrew Newton, Esq. of Lich-
field, dated the 17th of January,
1801, whereby he gave to trus-
tees £3333:6:8, Three per Cent.
Consols, in trust, to pay the
dividends to Mary Wisheham,
during her life, and after her
decease, to transfer the principal
to the trustees of the English
free-school founded by Thomas
Minors, for the further support
of the charity, at the discretion
of the trustees. Mrs. Wisheham
is still living.

In this school thirty free boys
are taught English reading and
the catechism: since the esta-
blishment of a national school at
Lichfield, in the year 1808, the
number has sometimes been de-
ficient, but at the time of this
Inquiry, in September, 1821, it
was full. The scholars are ap-
pointed by the trustees at their
annual meeting on St. Thomas's
Day, when they examine the chil-
dren, and give away the bibles,
supplied from Jesson's donation,
to such as are leaving the school,
and appear most to deserve them.
Three bibles are generally pro-
vided yearly from this fund.

The present trustees are the
Rev. B. J. Proby, Arthur Hinck-
ley, Thomas Hinckley, and Rich-
ard Hinckley, Esquires, all of
Lichfield.

TERRICK'S CHARITY.

This appears, by an indenture,
dated 1656, to have been the
grant of a messuage in Tam-
worth-street, Lichfield, upon trust,
to the bailiff and citizens, the
rent to be employed in teaching
poor children to spell and read.

A messuage, which has been
built upon the site of the original

brought in aid of the others, when they have proved insufficient to supply the whole number of proper applicants.

MATHEW'S CHARITY.

By an indenture, in 1645, it appears that Ann, the wife of Humphrey Mathew, tanner, having, for many years then last past, provided yearly so much cloth as had made six waistcoats, which she had yearly bestowed upon six poor widows inhabiting the city of Lichfield, and was desirous the same might for ever be continued as her gift, had entreated her husband to grant six acres of land to such uses as in that deed were expressed, and that a moiety might be accounted to be the gift of the husband, at the request of his wife, and the other moiety the free gift of Humphrey Mathew. Accordingly, Mr. Mathew complied with the request, and granted six acres of land, lying in the county of Lichfield, upon trust, to the Corporation, that the rents be employed as follows; that is, 20s. to be paid for two sermons to be preached, one at the church of St. Mary, in the city, on the first Sunday after New Year's Day, the other at the church of St. Chad, on the Sunday next after Easter, by the vicar or minister of the church of St. Mary, for the time being; the sum of 2s. to be paid to the bailiffs for their trouble, and the residue to be yearly bestowed upon cloth for making waistcoats, to be given unto poor widows inhabiting the city, upon the feast of St. Thomas the Apostle.

The Corporation, as trustees of this charity, are possessed of land in Dove-house-field and Wissage, producing a yearly income

of £23 : 6 per annum, w thus applied :—one pound for two sermons preached respective churches of St and St. Chad, in Lichfield the residue is applied to the purchase of stuff for the value of about 9s. 6d which are given to poor w inhabitants of Lichfield, ther with 2s. 6d. in mo each of them. The numb moved in each year vary a ing to circumstances, such price of the article an amount of relief afford other charities under the m ment of the Corporation : same purposes. The bail not take the 2s. directed paid to them.

FINNEY'S ESTATES.

In an ancient book of ac belonging to this charity first entries of which are year 1689, is a copy of th of *William Finney*, to wh date is assigned, but whi pears, from other circumst to have been made subsequ to 1684. By this will, Mi ney gave to the Corporat Lichfield upwards of sixty of land, situated in Borrow Great-Berry-hill, the co fields of Lichfield, and near Ridware, with sundry barr appurtenances, upon tru apply the rents and profits following uses :—namely, stow upon twenty-two poo and ten poor widows, inhab of Lichfield, to each of yearly, three weeks after chaelmas, a wain load of twelvepence each on the every Christmas-day, a go cloth yearly, with W. F. c sleeve of the gowns; also, yearly, to the twenty-two

and money of the value of
s, to buy cloth for the
widows, for their head-
; and he allowed to the
and magistrates the yearly
£3, out of the lands and
nts, for supervising the
ion of the charity, and
l that they should dispose
charitable allowances to
good, and honest people,
has were of the Protes-

tant faith and went to the church
of England, with a preference to
his own relations.

Some trifling variations are
now found in the estates devised
by Mr. Finney, as set forth in
the old leases, arising chiefly
from enclosure-acts and ex-
changes, but the following rental
will at once show the extent,
situation, and present value of
the property:—

	Quantity.			Present Rent.		
	A.	R.	P.	£	s.	d.
kins, a house in Baker's Lane.....				4	10	0
inson, south-east side of Great Style-field	8	0	10	20	0	0
ghtland, land at Trent-bridge, Yoxall ..	5	3	16	18	0	0
Bentley, land in Needwood-forest.....	0	3	1	1	0	0
ker, land at Berry-hill	5	2	28	20	0	0
her Gee, a house in Baker's Lane				4	10	0
Litherland, land at Borrowcop-hill	6	0	0	27	0	0
s of St. Mary's, a house in Baker's Lane				4	10	0
ckett, Land near the Cherry-orchard ..	1	0	21	9	0	0
Robinson, land at High Bridges, parish of						
ryn, Ridware.....	3	0	39	6	6	0
Sandals, land at Blithbury	20	3	9	25	0	0
Smith, land called Finney's Mogg	8	3	17	36	0	0
rs of William Sims, Land at Borrowcop..	0	2	11	3	0	0
rs of Samuel Sherratt, land at Boley ..	0	2	0	2	10	0
Taylor, land, St. John's Lane	2	0	0	8	0	0
Whittaker, land in Smithfield.....	1	0	20	5	5	0
ebster, land at Boley	2	3	35	15	0	0
ebster, barn and garden in Frog-lane....	0	0	32	5	0	0
Wood, land in Sandfield.....	0	3	28	4	0	0
ors of Wyrley and Essington Canal, a cut						
ph the land in Sandfield.....	0	1	0	0	15	0
	68	3	21	£219	6	0

These premises are held by
pective tenants from year
r, except the barn and
in Frog-lane, of which
ebster has a repairing
or 21 years, from Lady-
16.

In addition to the rents, there
is an income of £100, arising from
of income, which the
ation keep in their hands,
interest of £3 : 10 per
is a reserve for repairs or
extraordinary expenses.

This makes up the total income
of the charity £222 : 16.

As the annual funds of this
charity have increased, they
have been applied, not in giving
additional advantages to the
number of persons limited by
Finney's will; namely, twenty-two
poor men, and ten poor widows,
but in extending the allowances
specified (with some small varia-
tions) to a greater number of ob-
jects. These allowances were
dispensed to,—

in Stow-street, two loaves to a house. When the supply was discontinued, he was informed by the overseers of St. Mary's, that the charity did not belong to Stow, but to St. Mary's parish.

It was noticed to the high-bailiff, that the present mode of distribution varied from that prescribed by the donor; and he engaged that in future it should be made conformably thereto.

CHARITIES OF FRANCIS AND JOHN DEAKIN.

The only intimation of the origin of these gifts is from an entry in one of the Corporation books, stating that "*Francis Deakin*, jun. of Lichfield, fell-monger, gave, by will, a rent-charge of £1 out of land in Lichfield, to be given in six penny loaves to poor housekeepers of the city, on Wednesday after Ash-Wednesday annually;" and that "the Rev. John Deakin, of Rugeley, Staffordshire, gave, by will, the interest of £20 yearly, since laid out in lands in Boley and Leycroft, in Lichfield, 10s. for a sermon at St. Mary's, and 10s. in sixpenny loaves to poor housekeepers of the city, on Wednesday after Ash-Wednesday."

Two pounds a year have been regularly paid to the foregoing purposes by the proprietors of lands in Leycroft and Boley, formerly belonging to the family of the Deakins. Part of the property now belongs to Lord Anson; the remainder, at Boley, to Mr. Ready, of Lichfield. The annuities are paid and applied as directed by the donors.

HUMPHREY MADDOCKE'S CHARITY.

Humphrey Maddocke, of Lich-

field, mercer, in 1584 his close, lying in C Somerville, upon trusts and profits should be Good Friday, be among the poorest of Lichfield; with that, when any should die, the survivor should enfeoff four other persons of the city upon trust. The present trustees appointed in 1817, are Hinckley, Thomas Hinckley, and Francis

The land, which contains four acres, is let to John as tenant from year to year at rent of £7, subject to a deduction of 6s. 4d. for land-tax, leaving the clear rent £6

The rent is distributed on Good Friday, to poor persons of Lichfield, in 1s. 6d. each, and on the following day 2s. The poor go to the hall the day before, where their cases are examined, and such selected as appear to be the greatest objects of the benefaction is assigned to those who do not require parochial relief, except in cases of peculiar distress. The remainder is preserved of the parish, and applied in the gift.

BUDD'S CHARITY.

It is stated, on the benefaction-table in the vestry of St. Mary's church, that *Budd* gave, by will, £1:4 per annum, to be distributed to twelve poor persons on Good Friday and Christmas by equal portions. The present proprietor of the close, in Sandford-street, on which an annuity is charged, and distributes, as has been accustomed to

twelve poor widows, on Friday and Christmas-eve of 1s. a-piece, each

HAWKES'S CHARITY.

Hawkes, by his will, left a close or pasture lying within the city of Lichfield or the precincts, destined to 13s. 4d. should be given to such minister as should make two sermons, the first on Care Sunday, (the Sunday before Palm Sunday;) and the second upon Palm Sunday, in the afternoon, within the parish of St. Mary, in the city; one of the rents to be paid at the north door of the church, after sermon, unto the poor people as had been at the church, at the discretion of the churchwardens. He also gave unto the bailiffs and the sum of £40, to be employed, for ever, for the relief of the poor inhabitants of the city.

The annual sum of 13s. 4d. has been regularly paid to the rector or vicar for the two sermons; but it does not appear that any distribution to the poor has taken place from 1806 to 1820, as the churchwardens' receipts had accumulated to £77:4:7. In January, 1821, £50 was paid to be distributed to the poor in blankets, other necessaries, leaving a balance in hand of £27:10:0; and no farther distribution had been made at the time of his examination in August 1821.

It seems no way of account for the almost entire neglect of this charity, but in opposition that, among the charitable funds which have been dispensed by the

Corporation, this comparatively small contribution has escaped attention, or been thought not to require a regular application. This can hardly be thought a sufficient justification for such a deviation from the will of the donor.

There is no trace of the £40 given by *Hawkes's* will to the Corporation for the poor of the city.

CHARITIES OF THE BIDDULPHS.

Simon Biddulph, by his will, in 1632, appointed that his executors should, for ever, distribute, amongst the poor of the city, £5, yearly, upon Good Friday and Christmas-eve, by equal portions. It does not appear that Mr. Biddulph provided any specific fund for the payment of this annuity, but it is now charged upon a small farm in Hammerwich, containing about eighteen acres, the property of Mr. William Ashmoll, and which was conveyed to him, subject to this annuity. In what manner it became thus charged is not ascertained. It is distributed, by equal moities, on Good Friday and the Friday before Christmas-day, to poor people of Lichfield, chiefly widows, in portions of 1s. each; till lately, this distribution was intrusted, both by the present and the preceding owner of the land, to the discretion of the master of the Talbot Inn, in Lichfield. The late innkeeper having quitted the situation, Mr. Ashmoll has taken the charge of distributing upon himself, and states his intention, in future, of applying to the parish-officers for the names of deserving persons to fill the vacancies in his list as they occur.

Upon the old benefaction-ta-

ble in the vestry of St. Mary's church, it is stated that *Simon Biddulph*, of Elmhurst, gave, by his will, in 1579, the sum of £40, to be lent to six poor tradesmen, £6:13:4 a-piece, for three years, or more, according to the discretion of trustees, for ever; and that he, also, gave £4:5, for ever, to be distributed to poor householders of this city, on Good Friday and on Friday before Christmas-day. And it is further stated that *Simon Biddulph*, late of this city, gave, by his will, in 1632, the sum of £2:15:8, to make up his father's gift £5, to be distributed as above.

MRS. DILKES'S CHARITY.

From the recitals in an indenture, dated in 1673, it appears that *Mary Dilkes* did, by her will, bequeath the yearly sum of 10s. to be paid yearly, for ever, at Lady-day, out of a messuage in Conduit-street, (now Butcher-row,) to thirty honest poor widows inhabiting within the city; and did, also, bequeath towards the repairs of St. Mary's church, in Lichfield, the sum of 5s. to be yearly paid out of the profits of the messuage, unto the churchwardens.

This house is now the property of the Marquis of Stafford, by purchase in 1819; and in the conveyance to him it is stated to be subject to the above charges.

The 5s. a-year has been regularly paid to the churchwardens of St. Mary's, except an arrear of two years, from 1817 to 1819, due from a deceased proprietor. Previously to the year 1817, the 10s. a-year appears to have been distributed by the proprietors of the house

to poor widows of the latterly in sums of therefore, to a smaller than thirty, as directed donor. This benefaction has been distributed since the agent of Lord Stafford expressed his readiness to

HINTON'S CHARITY.

In 1684, *Roger Hinton* bequeathed certain landed estates in the counties of Stafford and Worcester, upon trust to poor householders in Rickerscot, Lichfield, and other places, certain which he specified; the residue of the rents and profits to his executor. After the death of the testator, a suit was commenced, in Chancery, by the inhabitants of the several parishes interested in the will, to compel the executor to execute the will. A decree was obtained to enforce the execution. Pursuant to this decree the executor granted, in 1701, to twenty-six persons, trustees of the testator, upon trust that they should receive the rents and profits and yearly pay the same to the poor of the city of Lichfield and towns and places, to be distributed among the poor of the following places; viz. to the city of Lichfield the sum of £10; to the town of Stafford, £5; to the town of Wolverhampton, £10; to the town of Walsall, £5; to the township of Polesworth, £5; and to the township of Fosseward, £5. The surplus of the rents and profits of these sums to be shared proportionally among the several parishes, to be disposed of for charitable uses.

The last conveyance of the estates of this charity was made in 1803, and made to Samuel

forty others, subject to -mentioned trusts. The the charity-estates at d, as set forth in the mounted to 54a. 2r.

In the recitals in this ce, several of the mes- re described as falling ad in a state of de- l the sites of many of ld not be ascertained. reals, called Burton's and Hinton's Pitt and lole, were in this predi-

Though always sup- belong to it, and, there- rised in the survey and ce, it appears that for rs previous to 1803, no een paid for them. The ccupiers claim them as i *property*, and the trus- not at present furnished means of establishing to them.

ant of attention to the of the charity, which ioned these deteriora-

tions in the trust-property, is, probably, to be ascribed to the long intermissions in the appoint- ment of regular trustees.

In 1805, the whole charity- estate was let to Thomas Bate- man Perkins, for a rent of £105. Perkins continued to hold the premises till Christmas, 1820, when he quitted them, and the whole, except Moss Pitt and Colt Croft, were let by auction to different tenants, for terms of fifteen years from that period. The rent of Colt Croft being ap- propriated by Roger Hinton solely to the poor housekeepers of Burton and Rickerscote, the trustees have left the manage- ment of that parcel to the church- wardens of those places, by whom it is let to poor persons for garden-ground, at the rate of one shilling per garden rod of sixty-four square yards.

The lettings by auction were as follows, viz.

	Quantity.			Rents.		
	A.	R.	P.	£	s.	d.
Clarke, ten butts and one oak	7	0	25	15	7	8½
Big Solar's Croft	5	2	38	14	8	4
Little Solar's Croft	2	3	29	9	13	5
Allotment on Hyde Lea	1	0	0	4	11	0½
nith and William Smith, Benty Doles	6	0	10	27	5	7½
rson for Francis Dickin, Alderley Piece	10	2	0	35	3	6½
'ates, Roseford Meadow	4	0	23	21	19	2½
Dean, Sandford Meadow	1	3	30	9	15	8½
romley, Fox's Ox Leasow	3	0	26	9	16	0½
Wright, Part of Parker's Croft	3	1	12	12	12	8½
rey Simpson, Rickerscote Croft	2	1	11	9	10	1½
Cooper, Raddle-hill... ..	5	0	29	13	14	7½
				184	8	0½
Moss-pitt South, (reserved for } supplying the estate with marl) }	0	3	9			
Colt Croft	1	1	4	4	0	0
	56	2	26	£188	8	0½

e period of this exami- n September, 1821, none new rents had been re- From the accounts kept, VII.

at Lichfield, of the portion of the trust-fund appropriated to that place, it appears that, from March, 1814, nothing was re- 2 C

ceived till January, 1819, when the sums due for 1815 and 1816 were paid. In October, 1820, the sum of £72:7:6, for the years 1817, 1818, and 1819, was received, and, in December, 1820, £25:13 due for that year. From 1804 to 1807 no distribution was made to the poor; but, from that time to 1812, it appears to have gone on regularly, and in that year the accounts were balanced. The sum of £17, paid on account in 1814, was distributed in the same year. No subsequent distribution took place till 1821, when the moneys which had been paid by the receiver to one of the trustees resident in Lichfield, amounting to £140:15:9, were paid over by him to the churchwarden of St. Mary's parish. This sum the minister and two churchwardens divided between them, and, having previously met to consider of the persons most fit to receive the bounty, were in a course of distributing in sums generally of 10s. and in a few instances of 20s. At the time of the Inquiry, about £120 had been thus distributed, and it was intended to give away the rest about Christmas. The persons selected as objects of this bounty are housekeepers in Lichfield not receiving parish

pay; they are chiefly, but exclusively, parishioners of one or other of the parishes in which the city is divided, all which participate in the charity.

The application of the share of this charity belonging to Walsingham and other places will be given in the account of the charities of those places.

MOUSLEY'S CHARITY.

In 1733, *Samuel Mousley* devised the house in which he dwelt, in Lichfield, to *Edmund Robinson*, upon condition that he should pay £100 to the Corporation for the use of the poor of the city. He also left to the Corporation various houses, meadows, and farms, upon trust, for the same purpose. He also gave to the Corporation the residue of his personal estate after payment of his debts, legacies, and funeral expenses.

With the exception of a few changes from the Lichfield closure Act, the property devised by Mousley continues in the hands of the Corporation without any material alteration; it is all let from year to year, and the following exhibits the present rentals and the situation and tenants of the different holdings:—

Tenants' Names.	Quantity.			Present Rentals.		
	A.	R.	P.	£	s.	d.
John Astbury, lands in Smithfield	1	2	4	7	17	6
John Brown, Long-field, near Aldershaw	6	2	20	20	9	6
John Burton, house and barn, Greenhill	—	—	—	10	0	0
John Bird, house in Greenhill	—	—	—	6	6	0
Thomas Capper, land at Bunning's Mill	4	1	0	8	8	0
Henry Cooper, house and malt-house in Frog-lane	—	—	—	35	0	0
John Corfield, house in St. John's Street	—	—	—	6	6	0
James Lawrence, Ditto	—	—	—	6	0	0
Ann Marsh, house in Market-street	—	—	—	20	0	0
Samuel Mather, part of Long-field	1	1	20	2	0	0
Dennis Marklew, land in Berry-hill	5	1	10	20	0	0
James Meacham, house in St. John's Street	—	—	—	6	0	0
John Madeley, house in Greenhill	—	—	—	6	6	0

is, also, belonging to
ity a sum of £150, in
of the Corporation,
they pay an annual
of £5, making the total
of the charity £225:4:6.
subject to deductions for
ts, for fines, and for re-
nd the collector's salary.
inder of the income is
in a subscription of £5
to the Lichfield Dispen-
id in payments to poor
of 10s. each, and occa-
, though rarely, of lar-
s, to the extent of 20s.
ter part of this is given
Christmas, but a con-
balance is kept back,
ch similar payments are
roughout the year, as
quiring relief occur, for
ders are given upon the
, signed by a majority
orporation.

WAKEFIELD'S CHARITY.
33, William Wakefield
 his lands and tenements
 sold to the use of poor
 persons in the city not re-
 ceiving or parish aid. The
 of this charity came
 possession of the Rev.

John Dawson, of Burton-upon-Trent, and was by him conveyed by feoffment, to trustees, to charitable uses, varying, in some of their provisions, from those expressed in the will. It is not known how the property came into Dawson's possession, no documents whatever existing between the date of the will and the date of the feoffment; but the trustees have always acted under the provisions in Dawson's deed. Under this instrument, it is appointed the rents and profits shall be distributed, on St. Michael's Day, to poor persons who have not received parish aid within the six months preceding; that a receiver shall be appointed, with an allowance of 40s. for his trouble; and that the number of trustees shall not be less than five, nor exceed thirteen. All the property is conveyed as freehold in Dawson's feoffment; but, in fact, two small parcels are held under lease from the sub-chantor and vicars choral of the cathedral.

The following rental will show the present income and situation of the trust:—

Tenants' Names.	Quantity.			Present Rent.			
	A.	R.	P.	£	s.	d.	
Thomas Smith, barn and land in Bacon-street, and land called the Abnalls, near Lichfield	19	2	16	84	0	0	
George Nevill, a barn and lands, called the Horse Slades, near Lichfield....	22	2	24	75	0	0	
Francis Dean, a barn and croft in Rotten-row	3	0	3	26	5	0	
William Sharrod, a house and barn in Greenhill	0	1	18	15	15	0	
William Armstrong, land in Acre-yard .	1	2	14	8	0	0	
Richard Blakeman, land in Borrowcop..	0	3	6	4	4	0	
				£213	4	0	
Ten per cent. on the two first } parcels deducted	£8	8	0				
	7	10	0				
					15	18	0
Total present income.....				£197	6	0	

The tenancies are all from year to year, and the present rent appears the fair value of the premises. From the income of £197 : 6, about £14 is annually deducted for land-tax, fines, receiver's salary, &c. After these payments are made, the remainder of the income is disbursed among the objects of the charity, in sums varying from £1 to 5s. The sums most frequently given are 10s. or 7s. 6d. The trustees generally reserve a small portion of the rents to be applied to cases of peculiar distress during the winter, and the occasional relief so given is paid by the collector, upon an order signed by three trustees. The number relieved in 1820, including the occasional objects, was 472. Since the year 1801, this number has increased from 261, the number relieved in that year, to its present amount.

ASHMOLE'S CHARITY.

Nothing is known concerning this charity, except from the entries in a book, containing the accounts of several of the Corporation charities. The first of

these entries is in the year 17 where the Corporation made themselves debtors for £2 : 2, the interest of £60, due to *Ed. Ashmole's* charity, and this appears to have been annually accounted for till 1765, when it is reduced to £2, which sum has been accounted for ever since. It was distributed among poor women of the place, in sums of 2s. each, till the year 18 when no further distribution appears to have been made. No other reason is assigned for this suspension than, as in some of the cases already noticed, that the Corporation has other large charitable funds to give away, and that this small donation may not have been wanted or thought

ROBINSON'S CHARITY.

This was a bequest, in 17 of £300, in trust, that the interest be distributed among the poor of the city of Lichfield every Christmas-day, for ever. It was received, and is now invested with some savings of income, the purchase of £600, Three Cent. Consols. The present trustees are Mr. Arthur Hin

. William Feary, and
hen Simpson, in whose
e stock stands, and to
e trusts have been regu-
tinued down. The in-
plied in relieving poor
s of the parish of St.
referring those who do
ot excluding those who
re parochial relief. The
being to the inhabitants
ty generally, the Com-
s are not aware of any
r confining the distri-
the poor of this parish,
it may be within the
of the trustees so to do.

TAYLOR'S CHARITY.
igin of this charity is

not clearly ascertained, but it
appears to have originated in the
benevolence of a *Mrs. Taylor*.
It consists of an annuity of 15s.
to be distributed to the poor at
Christmas, and charged upon a
close, called, in common with
some other lands, Lower Boley,
bounded by the land of Mr.
Greene, through which the road
to it passes. It is vested in trus-
tees for Samuel Sherratt, great
nephew of the purchaser. The
15s. is paid to Mr. Bond, soli-
citor, of Lichfield, as agent of
the trustees, who distributes it to
such persons as appear to him
most deserving, giving a prefer-
ence to *Mrs. Taylor's* relations.

THE THREE PARISHES.

mal sum of £3 is paid
rist of the cathedral,
ribution of bread to the
the three parishes of
and of the Close; and
sum of £13 is paid to
by the Dean and Chap-
aving ascertained that
yments are made from
ues of the cathedral,
missioners did not con-
ey fell within the scope
jurisdiction.

PROVISION FOR THE WIDOWS DAUGHTERS OF CLERGY-

menture, dated 23d Au-
1700, *Andrew Newton*, of
d, transferred to seven
£20,000, Three per Cent.
dated Annuities, for the
of constituting a chari-
stitution for the benefit
widows and unmarried
s of the established
£3000 of this donation
be expended in the pur-

chase of ground, and the erection
of habitations for the objects of
the institution, who were to be
appointed by the Dean and Chap-
ter of Lichfield, with the appro-
bation of the major part of the
trustees. Widows of fifty years
of age, and unmarried daughters
of clergymen, whose fathers had
died, were to be eligible; those
belonging to the cathedral of
Lichfield to be first preferred;
next, those of the diocese of
Lichfield and Coventry; and,
after them, the institution to be
open to the widows and daugh-
ters of the established clergy of
any other part of Great Britain.
No person to be admitted who
possessed, in her own right, a
clear annual income of £30. The
Dean and Chapter to be visitors
of the charity, with power to
suspend and remove the inmates,
and make regulations for its go-
vernment.

In consequence of this latter
provision, the Commissioners

did not feel competent to pursue their inquiries further into the institution.

LOST CHARITIES.

In 1682, *Richard Caldwell*, M.D. paid to the Corporation £40, to be by them lent to eight poor persons of occupation, who should reside in the city of Lichfield for five years; and, at the expiration of that time, to eight others for the same term, and so on for ever. These loans are not now made, nor does it appear they have ever been known to be made. It is possible that this money may have been lost by the insolvency of borrowers.

It appears by an extract from the will of *Thomas Minors*, (the founder of the English free-school,) that he left a rent-charge of 10s. for a sermon in St. Mary's church; but the Commissioners were unable to ascertain the property charged, or whether the annuity had ever been paid.

Thomas Marshall, by his will, in 1681, devised to George Newell and William Gamble, (his executors,) their heirs and assigns, his acre and half of arable land lying in Boley, near Filham's Ditch, they paying yearly, at Christmas only, the usual rent of the land to the poor of Lichfield. This piece of land is now unknown, nor could the Commissioners learn anything further concerning this benefaction.

MRS. SIMPSON'S CHARITY.

In 1807, *Phæbe Simpson*, of

Lichfield, widow, vestestees, £400, Navy Five] for the relief of the poor of the city; one-fourth of the sum to be distributed to the poor of the parish of St. Mary, one-fourth to the poor of St. Chad; and the other fourth among the poor of the hospital of St. John. Provision for renewing the sum should be reduced to two-thirds.

The dividends of the sum being £20 per annum, received by the Lichfield Corporation, are paid over to the Rev. Mr. Rector of St. Mary's, who distributes the portion belonging to his own parish among such persons as are most in need of it, and whom he recommends to the other trustees as fit for it, in sums general each. The portions belonging to the other two parishes are paid over to the respective churchwardens of the poor, who distribute in like sums to poor persons commended by them, and they give in a list to the trustees for their approbation. The portion, belonging to the people of St. John's Hospital, is given to the matron, who distributes it equally among them.

The money is general away about the month of December, so many charities being distributed at Christmas, that it is thought advisable to defer this at a later period.

PARISHES OF ST. MARY AND ST. CHAD.

Two sums of 10s. each are paid by the agent of Lord Anson to the respective churchwardens of the parishes of St. Mary and St. Chad, as being charged on land, containing 8a. 3r. property of Lord Anson, at a place called Dilkes's Hall, a mile from Lichfield, on the right of the road leading

and Elmhurst. These mentioned in Lord Anson's deeds as incumbrances on property, and payable at the discretion of the poor of the respective parishes, but without whom the charge was not to be made. It appears from receipts in the churchwardens' books, and in the benefaction-table of St. Mary's Church, to have been given by a Mr. *George Dawes*. In St. Mary's parish, the money has always been carried to

the churchwardens' general account, and likewise in St. Chad's parish, till the last year (1821), when the churchwarden, being informed by Lord Anson's agent, that it was given for the poor, and not for the church, distributed it in shillings to poor widows of the parish. The Commissioners are unable to decide whether the money ought to go to the poor or the church; the uniform practice is in favour of the latter.

PARISHES OF ST. MICHAEL AND ST. CHAD.

In 1741, *Walter Chetwynd* and *Phemer* granted £400 to the Corporation, for the equal use of the parishes of St. Michael and St. Chad; £335 of which was invested in the purchase of a farm at Matfield, to be applied to this appropriation. The property, containing about 100 acres, was last let to *Pegg* for fourteen years, ending on the 25th day of May 1805, at a rent

of one-fifth of the rent, together with the interest of the balance of the appropriation remaining after the purchase had been completed, which is now £16 : 8 a-year. This is disposed of from time to time, upon application to the respective parishes, for the apprenticing children, or for premiums not exceeding £5 a-year, or in distribution to the poor. These distributions

are made by the parishes, but the Corporation, agreeably to a regulation made in 1741, generally receive from them lists of the proposed objects for the charity. The parishes do not always apply for the whole of the money due, and balances have accumulated in the hands of the Corporation, which implies some inattention to the charity by the parishes. It seems probable, from the statements made by the parish-officers, that proper opportunities do not occur of applying the whole in apprenticing, to which mode of application their attention has been peculiarly directed; but, under the discretion given by the donors for the appropriation of this charity, there seems no sufficient reason why it should not have been more constantly made use of for other purposes of benefit to the parishes.

PARISH OF ST. MARY.

ALLINGTON'S CHARITY.

This charity consists of two closes, one of £3 a-year, and another of some closes of

land in the parish of Longdon, in the county of Stafford; and another of £1 a-year, issuing out

of a house in Bore-street, in the city of Lichfield, left by *John Allington*, in the reign of James I. to the two eldest freemen of the Company of Mercers, in the city of Lichfield, to be distributed weekly, in bread, among the poor of the parish of St. Mary. That Company having become extinct about the year 1707, the rent-charges accumulated in the hands of the receiver, until some person should be appointed, duly authorised to distribute them. Application was accordingly made to the Court of Chancery to transfer the trust to the Corporation; and, by a decree made by the Master of the Rolls, on the 17th July, 1818, it was ordered that the bailiffs and citizens should be appointed the future trustees of the charity; and that the sum of £43, the amount of accumulation, should be applied, first, in payment of the petitioners' costs, and the residue in the distribution of bread, according to the intention of the donor; and further, that the future payment of the rent-charges should be distributed weekly, as theretofore, in bread, to the poor of the parish of St. Mary.

The land in Longdon, charged with the annuity of £3, consists of three closes, called the Shaws, containing nine acres, the property of Mr. William Bailey. The house in Bore-street, charged with the remaining £1, is the property of Lord Anson, and in the occupation of Mr. William Sedgwick. The rent-charges have not been received by the treasurer of the Corporation since the decree, but there is no doubt of their being paid when applied for. While under the management of the Mercers' Company,

they were applied in a distribution of bread every Sunday at St. Mary's church.

EDGE'S CHARITY

Richard Edge, in 1773, bequeathed an annuity of 30s. a-year, as the interest to be laid on penny white loaves, to be distributed by the churchwardens on Christmas-eve, or the day previous, to the poor of St. Mary's parish. This legacy is now in the hands of the Rev. Mr. Rector of St. Mary's, who pays the interest to the churchwardens, by whom it is distributed on Christmas-morning, at the church-door to the poor inhabitants of the parish.

MONEY IN LICHFIELD

An annual sum of £61 is received by the church of St. Mary's from the Messrs. Scott and Co. for the interest of £61 in their bank, and is carried to the church account. In 1785, £61 : 5 : 6 was deposited in the bank by John Hart, then churchwarden, of whom 5s. 6d. was drawn out for the churchwardens the following year, and the remaining balance continued in the Bank ever since at the above interest.

It was impossible to ascertain the source of this money from local inquiries, and whether it was ascribed, and whether it was to have any specific application; but it may be observed that it is a matter of conjecture, that it may possibly have come from the sum of £50, with some interest, stated in the will of the late Mrs. H. under the 26 Geo. III. which had been given by a Mrs. H. in 1778, for the benefit of poor widows of the parish.

Mary, and which appears to be the same as an anonymous benefaction mentioned in the tablet in St. Mary's church, viz. "The interest arising from the sum of £50, given by an unknown person, to be disposed of by the churchwardens to twenty poor widows of that parish, on 25th March for ever." The Commissioners were unable to obtain any further information respecting Mrs. Hector's gift.

UTTING'S GIFT.

In 1620, *John Utting* left a messuage and garden, situate in Bore-street, Lichfield, in trust, for the repair of the parish church of St. Mary, and he appointed the ordinary of the place to audit the accounts of the trustees. The last trust-deed that is known of, is dated the 8th May, 27 Car. II. The churchwardens for the time being have acted as landlords of these premises, at least from 1726, in which year a lease was found granted by them.

The house is now in the occupation of Stephen Barnes, who held it under a lease for twenty-one years, which expired at Lady-day, 1821, at a rent of £8. It appears to be worth from £20 to £25 per annum. The rent is carried to the churchwarden's

general account, and applied, with the church levies, in the repairs of the church.

LOST CHARITIES.

It appears from an indenture, dated in 1671, that *John Matthews*, left an annuity of 10s. to as many poor widows of this parish, charged on a cottage in Little Wyrley; but the Commissioners were unable to obtain any information concerning this charity or the property on which it is charged. Neither could any account be obtained concerning the following benefactions mentioned on the old tablet in the vestry of St. Mary's church:—

"Mr. *Michael Nicklyns* left 13s. 4d. yearly, for a sermon here for ever."

"Mrs. *Elizabeth Lovatt* gave one acre of land in Duff-house field, and the yearly rent is to pay for a sermon on the first Sunday in Lent for ever, 6s. 8d. and to the clerk 4d."

"Mr. *William Thropp* gave 6s. 8d. out of a house in Bore-street, for a sermon on Midlent Sunday, for ever; also he gave thirteen shillings to thirteen poor widows on the same day, and four-pence for the distribution of the said money."

PARISH OF ST. CHAD.

TURNPENNY'S CHARITY.

In the returns made under the Gilbert Act, it is stated that — *Turnpenny*, by will, gave a rent-charge of 6s. 8d. for bread to the poor of this parish; and in a paper transmitted to the Commissioners by the minister of the parish, it is further stated, but from what authority does not

appear, that the annuity is charged on land in Smithfield, (within the liberties of Lichfield,) and is for bread to be given to the poor inhabitants of Bacon-street on Holy Thursday.

A sum of 6s. 8d. is, in fact, paid yearly by the agent of Lord Anson to the churchwardens of

St. Chad, as issuing out of 11*l.* 3*s.* of land in Smithfield, his lordship's property, in the holding of Benjamin Mansell, and payable, at Ascension-day, to the poor of St. Chad. The churchwardens distribute it, on that day, in penny rolls, to the poor in Bacon-street.

JACKSON'S GIFT.

This is an annuity of 6*s.* 8*d.* charged on a messuage in Stow-street, now occupied by James Weldon, and left by one *Thomas Jackson* to the minister of St. Chad, Lichfield, for preaching a sermon on Whitsunday or Trinity Sunday yearly for ever. The annuity is regularly paid by the owner of the house to the minister who preaches the sermon on the specified day.

SIMPSON'S GIFT.

In 1696, *Alice Simpson*, devised certain premises in Stow-street, subject to a provision for a sermon; and also the house in which she dwelt, subject to the payment yearly on St. Thomas's Day of 10*s.* to ten poor widows; that is to say, 5*s.* to five widows in Stow-street, and 5*s.* to five widows in Bacon-street. The Com-

missioners were unable to trace the property on which this rent-charge was secured. On the benefaction-table in St. Chad's church, it is stated that there is "paid out of the house of Francis Deaken, late of Chorley, being in Stow-street, the yearly sum of 10*s.* to ten poor widows in Stow-street and Bacon-street, payable on Christmas-day." In fact, the yearly sum of 10*s.* is paid to the churchwarden by the agent of Lord Anson, as issuing out of two houses in Stow-street, his lordship's property, now made into three dwellings, and in the respective occupations of widow Neale, William Walker, and widow Smith, and payable on Christmas-day to poor widows of the parish of St. Chad. But it is mere matter of conjecture that the benefaction thus paid, and which is noticed in the benefaction-table, without the name of the donor, may be referable to the gift of Alice Simpson. The 10*s.* paid by Lord Anson, from whatever source derived, is distributed by the churchwarden on Christmas-day, to ten poor widows in Stow-street and Bacon-street.

PARISH OF ST. MICHAEL.

CHURCH LANDS.

The earliest information that could be collected respecting this property is derived from an old copy of certain answers to interrogatories, taken under the authority of the Court of Exchequer in the year 1632, which is preserved in the church-chest of this parish.

From these depositions it appears that, at that time there were certain messuages and

tenements, described only by the names of the occupiers, of which the rents were received by the churchwardens of the parish of St. Michael, for the time being, and applied towards the reparations and other necessary uses of the parish church; and that the churchwardens had usually accounted for them with the parishioners every year; but it is stated, that the evidences con-

ing this property had been from the church-chest forty or fifty years before, does not appear that any was then known of the from whence it was derived. There are no documents denoting the property, (except old leases of certain parts) prior to the year 1811, it was thought advisable the then churchwardens should execute a feoffment, conveying the whole to trustees, in order to receive the rents and profits, and to apply the same to the churchwardens, applied towards the repairs

and other uses of the church, as the churchwardens and minister of the parish, or the major part of them, should think fit; and on further trust, when the trustees should be reduced to three, that the survivors should convey the premises to six new trustees to be appointed by the minister, churchwardens, and parishioners, at a vestry meeting.

The premises described in this feoffment consist of several houses, barns, and fields, the situation and value of which will appear from the subjoined rental:—

	£	s.	d.
John Bond, White Hart public-house at Greenhill, with malt-house and croft adjoining.....	48	10	0
Thomas Smith, gardener, a house and garden, with barn, stable, and waggon-house at Greenhill.....	16	10	0
Widow Dorrington, a house, stable, and garden at Greenhill.....	10	10	0
Henry Roberts, a house and garden at Greenhill.....	5	5	0
William Sherrard, an acre of land at Spearhill.....	5	10	0
Jonathan Knott, land at Fullin-green, in the hamlet of Streethay, parish of St. Michael, Lichfield, 3a. 9p.	13	0	0
Thomas Smith, shoemaker, two houses in Tamworth-street, and one house in Castle-ditch-lane.....	18	10	0
William Mathers, a house and garden in Greenhill....	7	7	0
	<hr/> £125 2 0 <hr/>		

the premises are all let from year to year, and apparently at full value. Previously to the property was all let on leases of forty years or at small reserved rents, and fines for renewal. A debt of was incurred in buying up existing leases, in order to introduce this improved system. The income of the trust is now expended in paying the interest of the debt, in repairs of the premises, the improvement of the church, &c. Latterly, considerable sums have been put out in putting up a clock, organ, and in placing stoves in the church.

MRS. ELIZABETH BAILEY'S CHARITY.

From the recitals in the trust-deeds of this charity, it appears, that *Elizabeth Bailey* devised to trustees her land at Potter's Green, in the parish of Abbot's Bromley, in the county of Stafford, in trust, that they should yearly apply the rents and profits among the poor of the parish of St. Michael, in the city of Lichfield, and the poor of Newton, in the county of Stafford, in equal shares, at the discretion of the trustees, about Easter. The present trustees, appointed in 1820, are the Rev. E. S. Remington, vicar of St. Michael's,

in Lichfield, and the Hon. and Rev. R. Bagot, rector of Blithfield, in which parish Newton is a township.

The land at Potter's Green is a piece of meadow ground, containing about two acres and a half, and is let to Mrs. E. Cope, as tenant, from year to year. It appears that the undivided moieties of this property, respectively belonging to the parish of St. Michael and the township of Newton, are separately let by the respective trustees for those two places. The present rent of the moiety belonging to St. Michael is £2:10 per annum, which is paid to the vicar of St. Michael's, and is distributed by the churchwarden to the poor of that parish, giving a preference to those who do not receive parochial relief.

GREGORY'S CHARITY.

The churchwardens of this parish have for many years received annually the sum of £1 from the proprietor of a house in Lombard-street, Lichfield, now occupied by Mr. James Palmer, as the benefaction of *Greenwood Gregory*, to the poor of St. Michael's parish, charged on that house. Mrs. Hartwell, the present proprietor of the house, who is above eighty years of age, was the daughter of a Greenwood Gregory, and states that she had heard from her father that this annuity was given by his grandfather. The Commissioners were unable to obtain any further information as to its origin. The money is given away by the churchwardens to the poor, in sums of a few shillings each, as objects occur who appear to need it.

TOWNSHIP OF BURNTWOOD.

In 1765, Mrs. *Elizabeth Ball*, of Castle Bromwich, in the county of Warwick, gave £250, upon trust, to distribute the interest among the poor of the several townships of Fulfen, Burntwood, Edgehill, Woodhouses, Hammerwich, and St. Michael, in Lichfield; she also gave £600, upon trust, to erect a school and school-house at Fulfen, upon the waste, or other convenient place, and the residue of the £600, unexpended in the erection of the school, to be applied to the maintenance of a schoolmaster and schoolmistress to teach poor children of the places mentioned, writing, accounts, and needlework. The cousin of the testatrix, James Birch, and his heirs, were appointed visitors of her charities; and she bequeathed the residue of her personal es-

tate to her said cousin, earnestly requesting that if it should happen that her personal estate were not sufficient to pay the several sums of money left for charitable uses, that he would, in such case, make up such deficiency out of her real estates devised to him. By a codicil, she left £100 additional to the poor, the interest to be distributed in one week before Christmas-day, yearly, for ever.

The surviving executor of Mrs. Ball was George Birch, upon whose son and representative, Wyrley Birch, the trusts of the will devolved. It appears, no provision was made by George Birch, the surviving executor of Mrs. Ball, for the payment of these legacies out of the personality, and that they were charged upon the real estate of

the testatrix. But it does not appear that Mr. Birch adopted the means required by the Mortmain Act, for creating a valid charge upon the real estates, and therefore it is conceived that the payments by the present proprietor, Major General Birch Reynardson, are to be considered as voluntary benefactions.

In 1769, four years after the date of the will, a school-house was erected in Burntwood while Mrs. Ball was still living, but shortly before her death; and that £200 of the £600 legacy given for the purposes of the school, were applied in the cost of that erection, leaving £400 for providing a schoolmaster. Accordingly, £20 a-year, the interest of that sum at five per cent. is paid under the direction of General Reynardson's agent, by Mr. Thomas Derry, out of the rent of a farm in Burntwood, which he holds of the General, to a schoolmaster for teaching in the school poor children of the townships of Burntwood, Woodhouses, Edgell, and Hammerwich; Fulfen, which is mentioned in the will as a place from which scholars are to be taken, is a single house in Burntwood, the inhabitants of which are not objects of this charity. The agent of General Reynardson appointed the present schoolmaster, and intrusts the nomination of the scholars to Mr. Derry. The number of scholars is not limited by the foundation, but it has usually been from twenty to thirty. They are appointed for two years only; at the end of that time the list is revised, and if the parents wish they should remain longer, upon application to Mr. Derry, they are continued. The instruction is

wholly gratuitous, except 1s. a-year paid by each for firing.

This school has derived a further benefaction from the executors of *Andrew Newton*, Esq. of Lichfield, who, out of the residue of his property left by him to be distributed at their discretion to charitable uses, gave £20 for its support. This money has been lent to Mr. John Ashmoll, and the interest of 4½ per cent. is paid to the master in augmentation of his salary.

The school is, at present, in a very inefficient condition, owing chiefly to certain defects of temper in the master, which, in a great measure, disqualify him from properly conducting such an institution, and deter the parents from placing their children under his care. It has been recommended to General Reynardson, as the person empowered to regulate the charity, to concert with the minister and other respectable inhabitants, the means of placing it on a better footing.

Mr. Derry also pays out of the rent of his farm the annual sum of £14, being the interest, at four per cent. of the two legacies of £250 and £100 given to the poor of these hamlets as above mentioned. This sum is divided according to the number of persons in each hamlet who are to receive the bounty. At the last division, in 1821, it was shared among ninety-six persons.

CADMAN'S CHARITY.

This was a bequest of a house, barn, and croft, in Edgell, on trust, to apply the rents towards the preaching of two sermons in the chapel of Hammerwich, one the first Sunday in Lent, the other the next Sunday after St.

James's Day, yearly; and the remainder to the relief of the poor of Woodhouses, Edgell, and Burntwood. The testator left other property in Edgell subject to the payment of 40*s.* yearly, for four sermons, to be preached in the same chapel; and the further sum of 40*s.* yearly, which he gave to the poor of the townships mentioned, to be distributed, 20*s.* on the Sunday next after Christmas-day, and 20*s.* the Sunday next after Midsummer-day.

The first-mentioned premises devised under this will are now let to Sarah Wall, for a rent of £4 : 10. From this rent, two sums of 10*s.* each are paid to the minister of the chapel at Hammerwich, for two sermons, which are preached on the specified days. The remainder being £3 : 10, is distributed by Mr. William Ashmoll, one of the trustees, on the two Sundays next after Christmas-day and Midsummer-day, to the poor of the three townships, selected according to their necessities and deserts, a preference being given to those who do not receive parochial relief, but not to the total exclusion of such as do.

The rest of the estate of William Cadman, which passed under this will, consists of about thirty acres, situated in Edgell, and the annuities charged upon it are dispensed, agreeably to the

directions of the will, by Ashmoll, one of the propri-

WATKINS'S CHARITY.

In 1805, *James Watkins* £20 towards the repairs of man's cottage; and, after all legacies, the residue of his personal property, for the benefit of the poor of Edgell, Burntwood, and Woodhouses. £20 has been applied as directed, and the testator's residue of personal estate, now amounting to £150, is invested in a mortgage, at five per cent. This Mr. Ashmoll, the surviving executor, purposes employing in the establishment of a Sunday school.

WARD'S CHARITY.

In the chapel at Hammerwich is a tablet, on which it is inscribed that *John Ward*, of Ediall (Edgell), gave, by will, the sum of £100 a-year, for ever, to be paid out of his estate in Ediall, as follows: viz. 6*s.* 8*d.* to be paid to the minister of Hammerwich, to preach a sermon, on Whitsunday; the other 20*s.* to be distributed to the poor on St. Thomas's day in that chapelry, as follows: to the poor of Hammerwich 15*s.* to the poor of Ediall, Burntwood, and Woodhouses. The annuity is paid by Mr. William Ashmoll, and applied to the purposes directed by the donor.

TOWNSHIP OF HAMMERWICH.

HEATH'S CHARITY.

It is recorded, on a benefaction-table in the chapel of Hammerwich, that *William Heath*, gentleman, at his decease, gave 40*s.* yearly, for ever, to be paid out of his estate in this township,

as follows: viz. 20*s.* for sermons to be preached in the church, yearly, the one on Christmas-day and the other on Midsummer-day; and 20*s.* to be given to the poor of this township by the overseers, on the

for ever. The land on this annuity is charged is, now belonging to Mrs. *Wigton*, of Pipe-hill, in the nation of John Pavior. The pays 20s. a-year to the cur of Hammerwich for two sermons, which are preached by the specified days. The giving 20s. he distributes among the poor parsons of the township.

SILVESTER'S CHARITY.

Mr. Silvester, in 1767, left house and land at Hammerwich, chargeable with the rent to the vicar or curate residing at Hammerwich chargeable at the time being, £1 : 1 a-year to preach two sermons in chapel, yearly, the one on Sunday, the other upon Monday next after the testate's decease, and a further yearly of £1 : 1 to be given to the cur of Hammerwich, on the two sermons. This charity is administered as provided.

ELIZABETH BALL'S CHARITY.

Ms. Elizabeth Ball, whose name has been already mentioned, died, left £1000, upon trust, to pay the interest of a moiety in payment of 1s. every Sunday to the lay clerk officiating in chapel of Hammerwich, and every Sunday in bread amongst the poor attending divine service; and all the residue of the rent in augmentation of the salary of the minister, upon condition, nevertheless, that the Lord's prayer be read, and a sermon be preached at least once every Sunday in the chapel, with power to the trustees to apply the moiety, or any part thereof, towards the king's bounty

for the augmentation of the minister's salary.

Twenty pounds are paid by Mr. Derry, from the rent of his farm at Burntwood, as the interest of the moiety of the £1000, at four per cent. of which the curate of Hammerwich receives £14 : 16 for performing the service and preaching the sermons on every Sunday throughout the year, as required by the will. Of the remaining £5 : 4, half is paid to the parish clerk, and the other half is distributed in bread every Sunday, in twelve penny loaves, to the poor of the township, chiefly to old persons who then attend at the chapel, or to the children of such as are unable to attend.

CHURCH LANDS.

From the recitals of a trust-deed, relative to this property, of the 10th March, 1795, it appears these consist of certain lands vested in trustees, in 1715, by Sir *Michael Biddulph*, and others, towards the relief of the inhabitants from the payment of taxes and fifteenths, and also for the repair of the chapel of Hammerwich. The property appertaining to the trust consists of the chapel of Hammerwich, and the chapel-yard adjoining, a close, or croft, Drake-meadow, in Shenstone, the Little Meadow, and also a cottage in the town, and a croft, called Star-croft.

All the premises, except the chapel and chapel-yard, are in the occupation of Samuel Glover, as tenant from year to year. He pays to the trustees, for the rent of Star-croft, £10 per annum, and to the perpetual curate of Hammerwich, for the rest of the premises, £4 : 4. The rent of Star-croft is applied to the

repairs of the church. Mr. Pavior, one of the trustees, has the principal management of the fund; but its application is generally settled at parish meetings. When not wanted for the repairs of the church, it accumulates in the Lichfield bank, where

there is, at present, a sum of £104 : 16 on this account. The benefit of the remaining land has always been enjoyed by the ministers, who seem to have considered it as glebe land, and not as holden under the trustees.

OBSERVATIONS.

In concluding the charities of the city of Lichfield and of the townships in the parish of St. Michael we have no remark to add in addition to those made by the Commissioners. There are a few trifling irregularities in the management of one or two charities in the city, but they are not of much importance, and we think it may be safely said that the eleemosynary administration of this place has been more exemplary than that of any other which has yet come under our notice. One thing may be particularly remarked, to the credit of both the civil and ecclesiastical authorities of Lichfield, namely, in those charities, the revenues of which have augmented beyond the purposes for which they were intended, the surplus has not been carried to the guttling fund of the trustees, or consumed in wasteful salaries to their dependants, as is too frequently observed in corporate bodies, but has generally been applied in multiplying the objects of the donors' bounty. We hope the Corporation will be a little more liberal towards the grammar-school, should it even encroach on the revenue of the conduit-lands, since it would be a reproach to the intellectual reputation of Lichfield were a foundation to be suffered to decay with which is associated so many illustrious names, who have adorned the classic literature of the country.

WOLVERHAMPTON.

THE FREE GRAMMAR-SCHOOL.

The Free Grammar-School, at Wolverhampton, was founded by Sir *Stephen Jenyns*, knight, and alderman of London, who obtained, from Henry VIII. two several letters patent, dated in 1512 and 1513, by which he was empowered to grant lands to the guild of Merchant Taylors in London, (of which Company Sir Stephen was a member,) in trust, for the better sustentation of a master and usher of the Grammar-School erected by him, "for instructing boys in *good morals and literature, and of other necessary things* to be done there, according to the orders and sound rules and disposition by the said Sir Stephen Jenyns, or his executors, or others by him to be

deputed or appointed in that behalf, to be established." In virtue of these charters, Sir S. Jenyns granted, by deed of feoffment, to the Merchant Taylors' Company, his manor of Rushocke, with appurtenances, in the county of Worcester, to the uses mentioned.

It is not known that the founder prepared any rules or orders for the regulation of the school, or that he made any declaration, by will, or otherwise, of his intentions with respect to it. The original deed of feoffment (and probably other early documents relating to this school, the absence of which throws considerable obscurity over its history) are supposed to have been destroyed in the great fire of Lon-

year 1666. But a Stephen's feoffment in an old book of struments belonging any, and which was y the Commission-

, from certain pro- a suit in the Court , commenced in the ist, during the life of ns, and some time th, only a portion of amounting to £12, the property granted given to the master nd hence it was in- Company that the intended, by some tment of the founder, ate use. In the re- r, of the suit, a de- ade, in 1628, de- the Court was satis- a manor and lands elong to the school; ig that the profits ployed to the use of and of other neces- o be done there, ac- ie letters patent, un- pany could produce s will, or some deed ore fully expressing eof. No such will it having ever been ie property has re- d under this decree, xpressed in the ori-

ment of the school, ues, continued to be the Merchant Tai- y till the year 1766, r proceedings were the Court of Chan- abitants of Wolver- specting the manage- school property; and y having, in their an- e information filed

against them, stated that they were desirous to be discharged from the trust, an order was made, in 1783, by which it was directed that they should be discharged therefrom, and should convey the trust premises to certain trustees, approved by one of the masters of the Court. This was accordingly done the next year, and the school-house and two messuages, with the offices, yards, gardens, and other appurtenances, in Wolverhampton, and the ground whereon the same were erected, and also the manor of Rushocke, were conveyed by the Company to the trustees, upon the like trusts, and subject to the like powers as those to which the Company had stood seised; and the deed contained special directions, when the trustees should be reduced to twenty-one or under, for the appointment, by the survivors, of so many new ones as should make up the number forty. The Bishop of Lichfield and Coventry, and the knights of the shire for the county of Stafford, to be always nominated among such trustees.

Two subsequent conveyances to trustees have been made, pursuant to this provision, in the last of which, dated the 23d of December, 1817, the trust estate is described as comprising, in addition to the premises in Wolverhampton and the manor of Rushocke, all those messuages, farms, and parcels of land, situate in the several parishes of Rushocke, Dodderhill, Upton Warren, and Chadesley Corbett, in the county of Worcester, containing, together, 823*a.* 1*r.* 25*p.* This variation in the description appears to have taken place in consequence of an enclosure of

common lands, in 1805, when, in consequence of various additions and improvements in the school estates, an expense of £1646 was incurred by the trus-

tees. With these alterations aggregate rents now amount to £1168:5. The lettings are year to year and comprise the following premises:—

	Quantity.			£
	A.	R.	P.	
John Lett, New Farm	229	0	32	420
George Jackson, Rushocke Court Farm..	171	0	6	260
John Watkin, Leyland Farm	163	2	8	210
John Lilley, Haynam's or Minshull's farm and land in the parishes of Dodderhill and Upton Warren	122	2	5	120
John Corbett, Bach Elin Farm.....	108	3	27	100
Thomas Everton, Little London	13	0	39	22
John Evans	7	3	33	15
Charles Taylor.....	3	2	19	15
Joseph Burford	3	1	16	5
	823	1	25	1168

In addition to the rents, the trustees have derived considerable emoluments from other sources. The produce from the sale of timber from 1795, after deducting expenses, amounted to £2377:0:5; returns of property-tax have been received, amounting to £861:13:2. A balance of £132 has been received from the Merchant Tailors' Company, and a donation of £50 from the trustees of Mr. Newton, of Lichfield. The whole of these extra receipts have been applied towards defraying the expenses of the enclosure, and of the large repairs which have, at different times, been necessary; so that the rents remain the only permanent income of the trust.

When the trustees assumed the government of the school in 1785, among other rules adopted for its regulation, they resolved that the head master and ushers should not be obliged to teach more than 150 boys; and that the head master should have liberty to take forty boarders, and the usher twelve, (and no

more, without leave of the governing committee,) who were to have their schooling free, for their board. They appointed a head master, with a salary of £150 a-year, an usher, with a salary of £80, and a master for French, writing, arithmetic, and mathematics, with a salary of £50, and, in 1788, were added these a master for French and German, and a drawing-master, with a salary to each of £50.

The head master's salary received no addition till the year 1814, when it was raised to £500, he keeping the school-house, in which he resides, the old school, in repair. The usher's salary was raised to £100, and in 1815 to £120, to commence from the 1st of September, he keeping the school in which he resides, and the windows of the school at his disposal, in repair. The head master had an addition of £50 a-year to his salary, in the year 1796, for attending the church; from the year 1817, he appears to have

50 guineas a week, as granted to him in recognition of his having a family. In the latter was superannuated on a salary of fifty guineas, and the present master was 384 a-year. The salary of the French and German master was raised in 1816 to £80, of the drawing-master to £70. The head master and usher live in the two houses, rent free, but pay for fuel. It does not appear that the number of scholars ever attained the number prescribed by the trustees. At present it is far below that number, but the Commissioners are unable to trace the progress of the school, from the non-keeping of any lists or records of the increase or decrease of the numbers could be ascertained. Upon the opening of the school, under the new charter, the trustees appointed ninety-eight day-scholars in the town, making, with the boarders, a total number of fifty-two, which was the complement of the school in 1524 and fifty; but, because the masters' houses were not large enough to receive their boarders, these ninety-eight had to go away, their parents being unable to support the system of education which as did not suit their mode of life. The boarders have for some time to insist that the day-scholars decrease so that the whole number of scholars, of both descriptions, according to the statement of the present head-master, (the Rev. William Tindall,) never exceeds one hundred. In 1803,

there is an entry in the minute-book noticing the great decrease of boys in the free-school, which then amounted to only twenty-two; this, however, must have been meant of the day-scholars only, as it appears, by other testimony, that the total number never was so small as this. The trustees resolved to call a general meeting to inquire into the cause of this decrease, and afterwards appointed a committee to investigate the matter, and to devise the means of restoring the school "to its intended state of public utility;" but it does not appear that any thing effectual was done, nor has the school, though somewhat improved, since attained to a flourishing condition. Its number, at the time of this Inquiry, was fifty-four, of whom eighteen were boarders; sixteen with the head-master, and two with the usher.

Though there is no restriction, by the foundation, as to the place from whence the scholars are to be taken, it has always been usual to nominate the day-boys from among the inhabitants of the town. Of the present number, two only are from a place in the neighbourhood. The majority of boarders are from other places. The day-boys are admitted by the master, on the recommendation of the trustees, and the only qualification required for admission is that they should be able to read competently. They are at no expense whatever, except for school-books.

The regular expenditure of this establishment is, at present, as follows:—

	£	s.	d.
Teachers' salaries—Head-master.....	500	0	0
Usher	200	0	0

2 D 2

WOLVERHAMPTON,

Writing-master	84	0	0.	£
French and German				
master	80	0	0	
Drawing-master	70	0	0	
	<hr/>			934
Pension to superannuated writing-master				52
Receiver of the rents				5
Land-tax and King's rent, 8s. 6d.				51
Insurance of farm-buildings, £4 : 14:6 ; school, £2 : 17				7
Allowance to master for cleaning schools and lighting				
fires				6
Coals for the schools (average of ten years)				9
Taking care of the pump				0
Expenses on the two rent-days, about				15
	<hr/>			£1082

Leaving a surplus income of £85:13:8, subject to the charge of repairs and occasional expenses.

The sudden and very large addition made to the head-master's salary in 1814, raising it, at once, from £150 to £500 a-year, appeared to require some explanation, unaccompanied, as it was, by any proportionate advance in the other salaries, and, for ought that appeared, not called for by any increase of labour or exertion in the conduct of the school, or in the promotion of its efficiency. Much dissatisfaction appeared to have been excited by it in the town: it was said to have been passed at a meeting where *only a few trustees, the friends of the master*, were present, and without any previous notice of the business which was to be brought forward; and it seemed to be considered as a wasteful expenditure of the increased revenue, which was thus prevented from producing any corresponding increase of advantage to the school, or to the town. It was found, upon inquiry, that this advance of salary had been claimed by the head-master *as of right*, under the terms of the foundation,

being no more than a portion of the improvement of the whole of which, to the charter of Henry VIII. and the decree of the Chancery of 1628, was applied to the maintenance of the master and usher of the school, and other things to be done there. The claim was advanced by the master under legal advice made at one of the regular yearly meetings of the trustees, in which the usual notice was given, and it appears that the trustees had previously mentioned the intention to *ONE only of the trustees, whom he requested to attend*. The trustees referred the matter into immediate consideration, and, at the same time, agreed to the proposed reduction.

At the next half-yearly meeting, the usher also applied for an increase of salary, which was, at that time, refused. At the subsequent meeting in 1815, his salary was £200 a-year; an increase very disproportionate to that of the head-master.

The Commissioners, by any means, disposed to quiesce in the propriety

um which had been advanced by the master on this occasion, the terms of the founding-instruments seem to invest the trustees with a discretion so to regulate the amount of the salaries as to leave a sufficient portion of the income in hand for such other purposes as may appear to them contributory to the interests of the charity.

It is evident that the school is not, at present, in so flourishing a state as it has been at some former periods, but it is not easy to trace this to any certain cause. An idea is prevalent that an undue attention is paid to the boarders, to the prejudice of the day-scholars; and though there does not appear any sufficient ground for this impression, its existence, however ill-founded, must tend to the detriment of the school. Another circumstance, indeed, exists, of which the consequences cannot but be highly prejudicial, namely, the unfortunate disagreement, which has, for many years, precluded all friendly intercourse between the head-master and the trustees, and which calls loudly for the interference of the trustees.

The principal cause, however, of the discontent which certainly prevails respecting the management of this charity is a feeling that *classical instruction is little valued by the mass of inhabitants of a manufacturing and trading town*; and a wish that the now unproductive revenue should be applied, in part at least, in the establishment of such modes of education as might render it more generally beneficial to the town and neighbourhood. And when it is stated that the trustees are li-

mitted, by the terms of the foundation, to the maintenance of a grammar-school, it is answered that they have already departed from the strict line of their authority in the appointment of masters for drawing and modern languages; and might, with equal propriety, extend the exercise of their discretion to other objects which the wants and interests of the place require. Under the words of the charter, which speaks of other necessary things to be done besides the maintenance of the master and usher, a discretion appears to be vested in the trustees of making such reasonable additions to the establishment as may be auxiliary to the grammar-school; and the additions they have already made appear to have been of that description, and to have been beneficial to the school; but the Commissioners scarcely think that they would be authorized, without the sanction of the Court of Chancery, in applying any part of their funds in the establishment of a course of education wholly distinct from the grammar-school, and, in a great measure, incompatible with it. It is to be observed that the strictness of grammatical education is, in fact, much relaxed in this school: the boys are taught geography as well as writing; and two evenings in the week are set apart for exercising the lower classes in English reading and spelling.

It may not be improper to mention that suggestions were made of partiality and undue influence in the appointment of trustees, which was supposed to have led to an improvident ma-

nagement of the funds. There does not appear any sufficient ground for this supposition.

Besides the revenue of the school mentioned above, there are two small benefactions to the masters of this school, which do not pass through the hands of the trustees.

1. Mr. *Randall Wolley*, in 1615, left to the Merchant-Tailors' Company, £100, in trust, to pay, yearly, £5 to the master and usher of the free school at Wolverhampton, viz. to the master, £1:13:4; and to the usher, £3:6:8. This annual sum of £5 is regularly paid by the Company, to the master and usher in the prescribed proportions.

2. It is stated, in an inscription on a table of benefactions in the church, the date of which is 1703, that Mr. *Nechells* did, about seventy years before, give

20s. yearly, towards the maintenance of the usher's of the free school; and the payment was received, by the from the Stafford family appointment of Mr. Tim that situation in 1785. then, the payment has been continued, although the existence of the annuity is recognised in an old book preserved in Lord Stafford's documents as one of the fee-farm rents paid by Lord Gower. No confirmation can be obtained of the origin of this payment; but the Commissioners think there is no ground for claiming it, from the usher, from whatever source it may have originated; and were given to understand that the Marquis has declared his readiness, if such should be the opinion, to pay the annuity also, the arrears which have accrued since the year 1785

OBSERVATIONS.

This affords another instance of a rich endowment, comparatively of little utility, although situated in a populous manufacturing town, and expending in numerous objects on which its revenues might be better expended. In point of economy it is greatly inferior even to some school foundations that have come under our notice in the Metropolis. For a less sum than is expended in educating fifty-four boys at Wolverhampton, 250 are taught at St. Olave's, Southwark, and the course of instruction in the latter embraces both English and classical literature. The management of Wolverhampton school is more reprehensible, because there are no charters nor statutes to limit its usefulness, and which, in many instances, are pleaded as a bar to useful suggestions. It seems doubtful whether it is strictly a grammar foundation; from the numerous exotic branches of instruction engrafted upon it by the governors, they evidently appear to consider it as such, and the language of the charter, "good moral instruction, and other necessary things," partly negatives this construction. At all events, the inhabitants, for whose benefit the endowment was intended, have no desire for a classical education; and we certainly greatly condemn their taste. There are only two or three professions in which Latin and Greek are an object, and why they should be so is not very clear, unless as a fragment of that old system of craft and mystery, which is every day growing more ridiculous. Our opinion, indeed, is that the real Latin used either by lawyers or doctors lies in a very small compass, and is a good deal of the cabalistic stuff which these learned persons so often pass off on their wondering clients and patients, has about as much connexion with the language of Virgil or Horace as of Confucius or Mahomet Khan. But, however this may be, the people of Wolverhampton have no interest in such acquisitions, and the proficiency for which they are celebrated

ing locks and keys and watch-chains depends on very different merits.

causes, besides the classical constitution of the school, seem to prosper; among these are the ungracious contentions between the master and usher—undue attention paid to boarders, to the prejudice against the day-scholars—and the disgust and suspicion excited among the members by the workings of the trust. It might have been thought that the number and respectability of the trustees would here exempt them from the imputation of indirectness and partiality; but it is notorious that the offices of such functionaries always devolve into the hands of a few and intriguing coadjutors. Of the way in which things are done, the manner in which the master manœvered up his salary when the charity was grossly and very improperly managed, is an example. Only a few of the trustees were present on the occasion; of these none were apprised of the matters to be brought forward, except one good man and true, whom the master and client was careful to have present in court to introduce and advocate his claim. As both the bishop of the diocese and the members for the county of Stafford are trustees of this charity, ex-officio, and of course, ignorant of the little interests by which its usefulness is impeded, it is a matter of surprise that they have not, ere this, exerted themselves to give the charity a more useful direction.

THE BLUE COAT CHARITY SCHOOL.

The origin of this school is uncertain, but it appears to have been established above a century, and to have been supported by voluntary contributions, and by numerous legacies and donations, many of them of considerable size, amounting, from the year 1711 to 1810 inclusive, to the aggregate sum of £12 : 6d.

In what manner the greater part of these benefactions was received cannot be ascertained; but in the year 1735, at that time they had amounted to £23 : 12 : 6, an estate at Seisdon, in this county, was purchased with £700 of the charity funds, and conveyed to five trustees, in trust, to apply the rents and profits to the benefit of the school; with a proviso for increasing the number of trustees to twenty, being all inhabitants of Seisdon, and the parson and vicar of Wolverhampton to be one. In 1756, upon a reappointment of trustees, the number was increased to twenty.

In 1742, a further conveyance was made, to other trustees, of a small piece of ground near Berry-street, in Wolverhampton, and three dwelling houses and out-buildings erected thereon, in trust, to apply the rents to the use of the school. It is believed that this property also was purchased with a part of the funds belonging to the charity, but the original conveyance is not to be found, and the consideration does not appear from the recitals in the subsequent trust-deeds; nor can any information on the subject be derived from the books of the charity, the accounts from 1738 to 1754 being missing; a circumstance which has occasioned great obscurity in tracing the property of this school.

A further purchase was made by the trustees, in 1805, of the great tithes of the estate at Seisdon, for the sum of £250.

Since the year 1785, the premises at Seisdon and in Wolverhampton have been all vested in the same trustees; and it was

provided when the number of trustees should be reduced to seven, the trust estates should be conveyed to the dean and preaching minister for the time being, and ten or more other inhabitants of Wolverhampton, to be chosen by the remaining trustees.

The estate at Seisdon consists of a farm-house and buildings, with two or three cottages, and 80 *a.* 7 *p.* of land, principally pasture, scattered about the parish. It is let, tithe free, to Whitmore Yorke, as yearly tenant, for £140 per annum, which appears to be its full value. The property in Wolverhampton consists of six houses, three in Berry-street and three in New-street, and a plot of land used as a timber-yard. These are let from year to year,

producing together £53 : 10 *s.* 0 *d.* annum.

One of the houses in Berry-street, is made use of as a residence for the master and mistress of the school, and twelve of the scholars, six boys and six girls, who are lodged and boarded. At the back of this house is a building erected by the trustees in 1793, in which the schools are held. The rents of the tenements which are let are considered as high.

Besides these estates, there are other sources of revenue belonging to this charity, consisting of rent-charges, annuities, interest of stock in the public funds, and in the hands of the banker at Wolverhampton. The total permanent income of the charity amounts to £246 : 18 *s.* 0 *d.* viz.

	£	s.	d.
Rent of the farm at Seisdon	140	0	0
Ditto of premises in Wolverhampton	53	10	0
Rent-charge payable out of four houses in St. John's Street	0	10	0
Interest paid by Mr. Pearson on Mrs. Deakins's gift	5	0	0
Ditto by Mr. Mitton	3	15	0
Annuity from Marquis of Stafford on account of Sir Richard Leveson	8	0	0
Dividends of stock	32	3	0
Interest paid by Messrs. Hordern and Co. bankers....	4	0	0
	<hr/> £246 18 0 <hr/>		

The charity is also entitled to some contingent annuities under the will of John Mansell, dated 1801, but, owing to the perverseness of the executor, who is now in prison for contempt, nothing has been yet received from this source.

In this school thirty-six boys and thirty girls are educated and fully clothed, that being the number at present limited by the trustees. They are taught reading, writing, and arithmetic; and

the girls to sew, knit, and make. All are instructed in the catechism and psalmody, and attend church twice on the Sunday with the master and mistress. Twelve of them, six boys and six girls, as before observed, are lodged, and entirely maintained in the house.

The ordinary expenditure amounts to £327. The excess of this expenditure beyond the income, is supplied by an annual collection at each of the two p

churches; at one in the
5, and at the other in the
; These collections, in
ar 1819, amounted to
10 : 0; when the twelve
s were first taken into the
o be lodged and boarded,
ual subscription was set
, in order to meet the in-
expense, but it was dis-
ed in about four years.

trustees shall come into
ript of Mansell's benefac-
ey will probably be en-
give some further exten-
the objects of the cha-

DOLES, UNDER THE MANAGE- MENT OF THE MINISTER AND CHURCHWARDENS.

There are several small annu-
ities payable to the poor of Wol-
verhampton, usually called doles,
which are received by the church-
wardens, and are by them, with
the sanction of the minister of
the parish, brought into a general
fund, and applied in a weekly
distribution of bread. The fol-
lowing is a statement of benefac-
tions of this description, and the
properties on which the annuities
are charged :—

<i>of Donors.</i>	<i>Date.</i>	<i>Annuity.</i>			<i>Names of Security.</i>
		£	s.	d.	
hn Leigh	1506 ..	1	0	0	Lea Farm.
Leveson	1558 ..	4	0	0	Stretton lands.
y Pinson	1625 ..	0	10	0	Shambles-row.
John Hillman	1728 ..	5	0	0	House in Bilston-street.
Bradney	1747 ..	1	0	0	Mr. Show's land.
rt Hanbury ..	unknown	2	12	0	Brook's Meadow, Norton.
Jesson	ditto	2	12	0	Buckfoot.
se-hall	1686 ..	1	0	0	Yorkshire-house, Cock-st.
Darwell	unknown	1	10	0	Mrs. Pickering's house, Canal-street.
Mary Leigh ..	ditto	1	0	0	Mr. Warren's house, Mar- ket-place.
rd Brooke	ditto	0	10	0	Mill Hayes.
Pooler	ditto	0	13	4	Mrs. Gough's house, Lich- field-street.
Alice Green ..	ditto	1	0	0	Dairy-house farm.
Pinson	ditto	1	0	0	Brook-row, Corely parish.
as Osbourne ..	1721	2	0	0	High-street, Walsall.
Ridley	unknown	1	0	0	Charged on the Rev. Mr. Petit's property.
as Bradney ..	ditto	0	10	0	Ditto.
as Branson	ditto	0	10	0	Charged on the property of L. H. Petit, Esq.
Cicely Haines .	ditto	0	10	0	Ditto
r Hinton	1684	20	12	0	Lands in Rickerscote,
Dobson	—	1	10	0	Sandford-bridge.
ge Birch	—	0	13	4	West Bromwich.

e doles are all that now
nder the management of
ister and churchwardens,
ount, in the whole, to
: 4 a-year. It is expend-
s weekly distribution of
which, though in many
not exactly agreeable to

the specific directions of the
donors, seems to give general
satisfaction, and the Commis-
sioners see no reason to object
to this course. Fifty-six per-
sons receive loaves every Sun-
day at the church, at a weekly
expense of 18s. 8d.

The Commissioners remark strongly on the extreme negligence of the parish-officers in the collection of the doles; by which it not only appears that, from the year 1808, down to the year 1818 the poor people did not receive more than one-half of the benefit to which they were entitled, but that many of the doles were in great danger of being absolutely lost. The present churchwarden has exerted himself successfully in discovering and obtaining the arrears of several, which had been long unclaimed; but others, till assisted by this inquiry, he had been unable to trace to the persons now responsible for them, from the length of time which had elapsed since they had been received, and from the inaccuracy of the notices handed down by his predecessors. Indeed, the *deficiency of evidence respecting the charities in this place is*

remarkable. Not a single ment relating to them except the possession of the parish-benefaction-table, the dole-book, and two or three notices in the churchwarden's book; and, although the books appear to have been at least, from an early period of the last century, none are to be found prior to the year 1808. In the third benefaction-table in the church, which is dated in the year 1703, it is stated that the deeds and specialties for the sums mortgaged, were in the treasury of the south porch. This only remains, but there are no *papers in it.* There is a tradition in the town that they were BURNT, more than a century ago, but under what circumstances is not said; and this is the only explanation the Commissioners could obtain of their disappearance.

CHARITIES NOT UNDER THE MANAGEMENT OF THE PARISH OFFICERS.

An annual sum of £2:12 to be distributed to the poor in bread, is charged upon a house in the market-place at Wolverhampton, the corner of Lichfield-street, belonging to two maiden ladies of the name of Savadge, but they have no document from which the origin of this dole can be ascertained. The money used to be paid to the churchwardens, but it was stated, by the present occupier of the house, Thomas Beavan, that, about sixteen years ago, it was found, by the deeds, (which deeds the Commissioners were unable to discover,) that the bread ought to be distributed at the door of the house, which has

been done ever since. The bread is given away in penny loaves, fourteen to the dozen, every Saturday morning, by Mr. Beavan to the most distressed persons that can be found. A permanent list is kept of the objects of this bounty, the vacancies which are filled up by the Savadges, or by Mr. Beavan at their desire.

SUTTON'S DOLE.

Thomas Sutton, baker, in 1750 gave a yearly rent-charge issuing out of his dwelling, and his house next adjoining it, in Wolverhampton, near the corn-market-place, in trust to distribute the same, yearly

omas's Day, to eighty people, especially widows, appointed by the trustees the death of his wife; and that when five or six trustees should die, the others should appoint others in their stead. The property appertaining to this grant now consists of three houses belonging to William Thacker, Esq. The management of the charity is in the trustees of a dissenting chapel in John-street, Wolverhampton. Mr. Joseph Thacker, one of the trustees of the charity, receives the dole by the consent of the other trustees, and distributes it on St. Thomas's Day, sixpences, to eighty poor people. No distinction appears to be made on account of religious opinions.

BRINDLEY'S BENEFACTION.

Robert Brindley, of London, merchant, in 1658, gave to the churchwardens £100, on condition that they should pay the interest towards the maintenance

of a Wednesday Lecture, so that the same should continue to be preached; and when the lecturer should cease to be preached, they should pay the principal to his executor or executrix, or their assigns.

This legacy was not paid to the churchwarden: but the interest was paid to the lecturer until the year 1761, when it was withheld, under a proviso that the lecture was discontinued; but, in 1776, Mrs. Cromwell, the personal representative of Mr. Brindley, paid the arrears, and invested the principal sum of £100 in the name of £115:10, Three per Cent Consolidated Bank Annuity, in the names of John Baker and Richard Wilkes, the then

churchwardens, Titus Neve, clerk, the then lecturer, and Oliver Cromwell, Esq. her son. The dividend of this stock, amounting, annually, to £3:9:6, is paid to the Rev. Mr. Haden, the present lecturer.

TURTON'S DOLE.

There is a dole of £5 a-year, which is supposed to have been given by *Joseph Turton*, about the year 1700, to be paid out of his estates in the neighbourhood of Wolverhampton, and to be distributed at Christmas to forty poor widows, at 2s. 6d. each. For some years past, the dole has been paid by Mr. Howell, of Newgate-street, London, who succeeded to the property in 1810, to Mr. Mander, of Wolverhampton, and it is by him distributed among forty poor widows, selected by himself, and who usually enjoy it for life.

BENEFACTION FOR PAVING.

On one of the old benefaction-tables, stated to have been written in 1703, is the following inscription:—

"Mr. *Nechells*, a merchant of the Staple, born in this parish, gave towards the continual repair of the pavements of this township, certain lands and rents in Bushbury, called Green Fields, now of the yearly value of £6:13:4, which rent is at this time employed yearly accordingly, by two elected surveyors of the pavements, improved by virtue of the statute of charitable uses."

The surveyors of the pavements of Wolverhampton are now in possession of some pieces of land at Coven-heath, in the parish of Bushbury, called the Green Fields, which are believed to be

derived from this benefaction; but no documents exist, that the Commissioners can find, relative to the grant, except the above inscription. They comprise about nineteen acres, which are let to Richard Jeffries, as tenant from year to year, at a rent of £40. The management of this is vested in the four surveyors of the pavements, who are appointed yearly, by the magistrates, from a list of ten or twelve names, furnished by the parishioners at a vestry meeting.

CHARITY FOR SCHOOLING.

The Rev. *Charles Wynn*, vicar of Penn, 1669, left an annuity of £6, charged on property in Edvinloach and Norton, which was to be applied to the purchase of bibles and in keeping poor children at school. A small day-school was formerly kept at Wolverhampton, where a few poor children were taught to read from this benefaction; but, in 1787, the school was given up, and no school has since that time been supported with this fund. The annuities have since continued to be received from the trustees of the free-school at Penn, in whom the estates of Mr. Wynn are vested, and the total receipts, in 1820, amounted to £282. Of this sum, the only portion which has been applied to the purposes of education, is £100, which, with the consent of the trustees, was paid, in the year 1810, to the trustees of the Blue-coat-school in Wolverhampton, in aid of that institution. A balance of £157 now remains, which the trustees have in contemplation to apply, either to the establishment of a small school, to which their funds seem hardly adequate, or to ap-

ply it in support of the Blue-coat-school, or of the Sunday schools established in the town.

DEAKIN'S BENEFACTION.

William Deakin, in 1765, bequeathed £200, to be vested upon *real* security, the interest to be applied by the minister and chapelwardens of the chapel of St. John, Wolverhampton, in buying, weekly, for ever, penny loaves, to be distributed every Sunday morning, after divine service, to poor people who should then have attended the church. This legacy is now in the hands of Samuel Palmer, Esq. banker, in Lichfield, the legal representative of Mr. Thomas Salt, the executor of Mr. Deakin. Mr. Palmer pays the interest of £10 to the chapelwarden of St. John's, by whom it is given away in penny loaves, every Sunday to poor persons attending the chapel. There is no rule observed in selecting them, except that they attend the church and be fit objects of charity.

BENEFACTION TO THE MINISTER OF THE CHAPEL OF ST. JOHN.

In the years 1813 and 1814, a subscription was raised for the benefit of the minister of this chapel and his successors, the amount of which (including a contribution of £500 from the patron, the Earl of Stamford) was about £1145. Of this subscription £100 was employed to obtain an advance of another £100 from Pyncombe's charity (of which an account will be given among the charities in Devonshire); which sums were met by a grant from the governors of Queen Anne's Bounty

No purchase of lands yet been made from this whole £500 remains in the hands of the governors, for they pay to the minister a rent, usually allowed under such circumstances, of £2

£490, other part of the estate, a freehold house and ices, situated in Great Street, were purchased near 1817, and conveyed to Rev. Joseph Reed, as custos of the chapel of St. John, his successors, under the provisions of the 28th of Geo. II. The house is let to Mr. William Price, as yearly tenant, at a rent of £36 : 15. The result of the subscription is stated in £642 : 13 : 5, Five hundred and forty-two pounds, thirteen shillings, and five pence. At Stock, in the names of the Earl of Stamford, Joseph Price, and William Wadden are trustees appointed to manage the subscription for the benefit of the minister; but no declaration of trust has been made.

The dividends, amounting to £32 : 2 : 8 per annum, are paid to the minister.

DISSENTING MEETING-HOUSE ST. JOHN'S STREET.

There have been several grants of land, for the founding and building of this meeting-house, the earliest was from *John Rust* dated 30th October, 1701. The property now belonging to the foundation, and acquired under different conveyances, consists of the following particulars.

A piece of ground, containing about an acre, adjoining the enclosure in Wolverhampton, called the Ten Lands, and bounded on the south by a small piece of land belonging to Lord

John Gower. This was formerly part of a field, the whole of which has been for many years in the possession of the trustees, but of which a small portion is the property of the Marquis of Stafford, and which renders it probable that the field comprised both the acre conveyed to the trustees and the piece of land described as its southern boundary. The trustees pay the Marquis an annual rent of £2 for his share of the land. It is divided into sixteen gardens, held by fourteen yearly tenants, at rents amounting together to £15.

2. Two houses in St. John's Street, one let to William Allen, as yearly tenant, at a rent of £10; the other to Joseph Grimes, at £8.

3. A stable let to the surveyors of the pavements, at the yearly rent of £3 : 10.

4. A dwelling-house, occupied by the minister, rent-free, which was built, many years ago, as is supposed, by subscription, and is worth about £20 a-year.

5. The meeting-house, with a vestry-room annexed to it, which was also built by subscription about twenty-six years ago. The resident minister has the use of the vestry-room, which has been usually occupied by him as a school-room. A benefit is also derived from letting the pews in the meeting-house, which produce on an average about sixty guineas a-year.

There is a balance of £100 in the hands of the trustees, the remains of two benefactions of John Marshall and Abraham Hill, and which is now in the hands of the treasurer, to answer the remaining costs of a Chancery-suit, but for which it will not suffice.

There is also a legacy of £100, left by a Mr. Corsen in 1799, which, with a small addition made by the trustees, is invested in £105, Navy 5 per Cent. Stock, and produces an annual interest of £5 : 5.

The total net income of the chapel, after deducting land-tax and repairs, amounts to £96, which is paid over to the minister.

This payment, however, has been interrupted for the last four years, in consequence of a dispute between the trustees and the minister last appointed by them. This gentleman they claimed a right to dismiss, which right he denies, and retains possession of the minister's house, meeting-house, and vestry. The trustees, considering him no longer minister, have, since that time, engaged occasional ministers to perform service in another meeting-house, to whom they have paid the income of the trust-fund. This dispute is the subject of the proceedings alluded to in Chancery.

LOST CHARITIES.

The following benefactions are recorded upon the tablets in the church, but are not now in operation, nor have the Commissioners been able to obtain any further information respecting them.

" Mr. *William Sale* gave £20
" to be lent to four tradesmen of
" the town, £5 each man, gratis,
" for four years together, which
" £20 being denied by the ex-
" ecutor of Mr. Sale, upon suit,
" he was compelled to yield the
" same, with £10 more for da-
" mage, all which £30 is now
" (1763) employed accordingly
" to six tradesmen."

" Mr. *Richard Gough*
" of the Company of G
" gave £20, in land, to
" to one young handycra
" for two years, gratis."

" Mr. *William Bayly*
" £20, the interest to b
" ployed for the good
" poor, by his will, 1602.

" Mrs. *Ann Harwell* g
" tenement in Rotten-ro
" rent to the benefit of the

" Mr. *Atwell* gave town
" common stock, to set th
" on work, £1 : 13 : 4."

" *Elizabeth Banes* gave
" the interest to be given
" poor."

" Dr. *Masters*, chancell
" Lichfield, gave £5 to
" the relief of the poor."

" *Edward Tonks Tanner*
" by his will £20 toward
" like relief."

" *Ann Hanbury*, widow,
" £6 : 13 : 4, the interest y
" to be given to the po
" ever."

" *Joane Leight* gave £1
" interest towards the rel
" the poor for ever."

" *Mary Tinson* gave
" yearly rent, for ever,
" distributed to the poor o
" Thomas's Day."

" *Edmund Waring*, of
" croft gave a certain annu
" 12s. to twelve of the p
" inhabitants that shall con
" ly frequent the church,
" to each of them one 'k
" bread upon every Lord's
" after evening service."

" Mr. *Gervase Hall* gav
" per annum, to be paid t
" churchwardens on the
" September, and to be c
" buted by them on the 6th
" of September; viz. 18s.
" the poor, and 6s. 8d.
" sermon on that day."

a. *Elizabeth Barnfield* the profit of £20, for the g forth poor boys ap-ice."

a. *Jane Lassells* gave the s of £10:6, to be distri- in bread to sixty poor ns, and the rest for a m on her funeral day."

in *Grainger* gave the

" yearly sum of £2:12, to be
" paid to the churchwardens and
" overseers, and to be distri-
" buted to the poor, by 12d. a
" week, in bread."

" Mrs. *Ann Brindley* gave
" the interest of £10. to be dis-
" tributed yearly to poor widows
" on All Saints' Day."

BOROUGH OF STAFFORD.

CORPORATION OF STAFFORD.

earliest incorporation of this borough was by charter of King John.

This charter was confirmed, and new privileges granted by Edward VI. under which the government is constituted of a mayor, ten aldermen, ten common-councillors, a coroner, and two at-mace. The borough sends two members to Parliament, and so since the 23d of Edward I. The right of election is in the aldermen, and resident burgesses, and those who have served apprenticeship, and those who have a right (upon the demand thereof) to be made burgesses. The electors claim to be independent of the personal influence of any one person, and from the declarations of a recent election, they are seen to be free from the influence of a not less undignified description. The ancient of Borough English, by which the youngest son succeeds to the property, and the right of the elder children, prevails in Stafford.

FREE GRAMMAR-SCHOOL.

school was founded in y charter of Edward VI. " education of boys and in grammar, with one master and an usher," on ition of the inhabitants rgesses of Stafford, who corporated, and invested, maintenance of the found- with the tithes of part of sessions of the prebend rston, in the collegiate of Stafford, and, also, various rent-charges in l, and with lands, mes- and pastures, belong- the dissolved hospital ohn the Baptist, and of

the free chapel of St. Leonard. It was granted to the burgesses to have a common seal, to ap- point the master and usher, to make statutes and ordinances, with the advice of the bishop of the diocese, for the government of the school, and regulation of the stipends of the masters, and to hold lands, so that they em- ployed the rents and profits wholly to the continuation and maintenance of the grammar- school.

This charter must be consider- ed as the foundation of the pre- sent grammar-school. There was, previously, however, a free

school in Stafford, the possessions of which have inured, in part at least, to the benefit of the grammar-school, and which it seems proper to advert to.

It appears from documents in the Augmentation Office, this school was founded by *Thomas Couter*, with a clear annual income of £4:5, and kept by a chantry priest, in the collegiate church of Stafford. On the dissolution of this college, and the subsequent grant of its revenues by Queen Elizabeth, to the Corporation of Stafford, this salary is directed to be paid out of the revenues of the college to a schoolmaster in Stafford, and which, from the earliest rental of the estates which could be found of the grammar-school of Edward VI. appears to have been paid to the master of that foundation.

The free-school is mentioned in the will of *Robert Lees*, in 1546, who left various lands and tenements in Stafford, for the use of the same, after distributing out of the rents and profits 6s. 8d. yearly to the poor people of Stafford. As there is no trace of any other free-school existing than the chantry free-school, it is reasonable to infer that was the school intended.

The property now belonging to the free grammar-school is the following:—

1. The tithes of the prebend of *Marston*, consisting partly of the *Lammas* lands, lying close to the town, now the property of Sir *George Jernyngham*, and exchanged by the trustees, in 1805, for about fourteen acres in the parish of *Castle Church*, adjoining to other part of the school estate. This property is let in

three parcels, for a rent to *Thomas Partridge*, *Ben Rogers*, and *William P*; the last is an alderman of the borough, and a trustee; he occupies *Trubshaw's meadow* containing 4a. 1r. at a rent of but there is no reason to this portion underlet. The *bendal* tithes, also, include those of *Foregate-street*, *gate-field*, the *Black Butt* all the tithes and *Easter* within the town; but of no distinct account could be obtained. All that appears main of them are some payments for tithes, amounting to £1:10, and 13s. for rents out of houses in *Stafford*.

2. The lands, &c. for belonging to the free chantry hospital of *St. John*. There was some litigation concerning ownership of these lands with *Lord Stafford*, in the reign of *Elizabeth*, which ended in a compromise with the Corporation whereby they granted the lands to the former in fee farm, at a trifling rent. This settlement was impeached by the master of the school, and, in 1612, a decree in Chancery was made, confirming the said lands with certain payments, to the use of the school, amounting in the year to about £21. It is impossible to discover on what principle the decree was made, but after the lapse of so long a period it would be useless now to question its propriety.

3. The lands, &c. for belonging to the free chantry of *St. Leonard*. Great alterations have taken place in this property from enclosures and exchanges. It now comprises 62a. 2r. The particulars are as follow

	Quantities.			Rents.		
	A.	R.	P.	£	s.	d.
Leasow, Gravel-pit leasow, and three lows at Spital-brook, let to Benjamin rs for fourteen years from Lady-day,	12	1	16	38	0	0
's Leasow, let to William Fowke for ty-one years from Lady-day, 1819. Fowke is an alderman, and a trustee)	4	1	17	21	0	0
-field, let to William Fagg, as yearly t.....	1	3	0	10	10	0
Acre, and part of Greenfield, let to Knight, under an order for a lease for ty-five years from Lady-day, 1818 ; so lease has been executed. (Dr. ht is an alderman, and a trustee.) ..	4	0	16	16	0	0
Greenfield, let to Thomas Morgan, a trustee,) for fourteen years from -day, 1818.....	3	2	0	14	0	0
-leasow (at Spital), let to Thomas idge, for fourteen years from Lady- 1818	5	3	24	28	0	0
-leasows, held by John Lowe, for ty-one years from Lady-day, 1807 ..	10	1	11	40	10	0
ix redeemed thereon.....				1	3	8
ing, (at Spital,) let to James Turnock, ustee,) for twenty-one years from -day, 1807	2	1	2	13	0	0
ill-meadow, let to John Barker, as y tenant	4	3	0	28	0	0
at Coppenhall, let to John Black- , as yearly tenant	13	1	18	30	0	0
	62	2	14	240	3	8

der Robert Lees's will,
:0:2 is now annually
from this source, and
rived from a house in
and two houses at the
der Queen Elizabeth's
annual sum of £4:5 is
the Corporation, as trus-
or the Queen's grant, to
l schoolmaster, who at

present brings it into the general
account of the school income.
Assuming this to be properly a
part of the possessions of the
grammar-school, a question may
arise, whether the schoolmaster
is not entitled to an increase of
this payment, proportioned to the
improved revenue of the property
derived from the Queen's grant.
The summary of the revenue of
the grammar school is as follows :

	£	s.	d.
s of the allotments in lieu of tithes	66	0	0
eed rents of the lands and tenements belonging to : free chapel of St. John	20	15	2
s of the lands and tenements belonging to the free apel of St. Leonard.....	210	3	8
rents.....	0	13	0
s of Foregate-street	1	16	0
might be advisable to have these tithes valued ; VII.			

they having long continued at the same sum, and are thought to be too low.

Rents of Lees's devise.....	2	6
Annuity under Queen Elizabeth's grant	4	1
	<hr/>	
	£335 18	

The rents are received by a school-warden, appointed by the Corporation; and the whole income is apportioned between the master and the usher, in the proportion of two-thirds to the former and one-third to the latter.

The school-house formerly stood in St. Mary's churchyard; but the Corporation took it down, several years ago, for the purpose of enlarging the churchyard, and built the present school in another part of the town. No part of this expense was charged to the school-fund.

The building consists of two school-rooms, in which distinct schools are kept, one by the head master, the other by the usher: classical instruction is given, in the head master's school, to as many scholars as wish to receive it; and he has other free scholars, who are only taught to read the English bible. All the boys in this school go to the usher's school, to learn writing. At the time of this examination, there were, in the high school, about fifteen classical scholars, and as many English scholars. In the usher's school, are taught English grammar, reading, writing and accounts; Latin has occasionally been taught in this school, and would be, if required; but the usher generally sends such boys as wish to receive

classical instruction to the school. There were in the school about seventy boys; the master and usher are clerical.

The school is open to the children of all persons: any person who wishes to have his child apply for admission to the school, must first apply to the master; and if he chooses, he may give a qualification is required; but the boy should be able to read the New Testament. The instruction is entirely gratuitous.

An annuity of £5 : 6 : 8 is given to four poor scholars, by the will of the Rev. Robert Sutton, (now deceased, but hereafter,) and charge on two houses in Stafford, the property of Mr. Richard B. The annuity is regularly received, and the scholars receive equal sums of £1 : 6 : 8 each. The school is attended by about twenty poor boys, attending the head master's school, appointed by the mayor, the rector, and the head schoolmaster. It is generally given to the English scholars, as being those most in need of it, and is enjoyed by them as long as they remain in the school.

The Commissioners of the Charity consider that this school maintains an inconsiderable extent of the character of a grammar school, as intended by its founder; nor, in the present mixed mode of instruction pursued in it, does it seem likely to attain a higher position in that respect.

OBSERVATIONS.

We trust the Commissioners do not consider the management of the school the worse because it has deviated from the "character of a grammar school." It has been found that nearly all foundations, in which the instruction of a classical school is strictly maintained, are deserted, except they have been converted into boarding establishments for the emolument of the masters. There is a material difference between an admirer

learning and of grammar schools ; the former no one can understand the latter have become totally indefensible, from failing to answer purpose for which they were established. Although intended for a purpose of some kind, they can hardly be said to promote that end in any way notwithstanding their ample endowments, and every other accommodation for the purpose ; owing to the inaptness of the instruction they are neither beneficial to the poor nor the rich ; neither to the sciences of science, nor of literature. Dr. Knox, in his Defence of Free-schools, appears to have fallen into the mistake to which we allude, improperly identified the pre-eminence of classical knowledge in this country with the existence of our grammar foundations. This error is more pardonable at in this eminent person, because otherwise so liberal and judicious ; and especially as the doctor himself did, for near half a century, sit at the head of one of the richest endowments in the kingdom (Tonbridge-school), and where the small number of free scholars who sought the benefit of his establishment must have demonstrated how little the regimen of education was adapted to the present wants of society. Out of the 100 scholars who obtain gratuitous instruction from the free-school at Stafford, 25 are classical, and that would be the total number on the foundation ; the character of a grammar-school kept up.

QUEEN ELIZABETH'S GRANT TO THE CORPORATION.

appears, by letters patent of Queen Elizabeth, in 1572, that the Church, or Church of St. Mary at Stafford, was annexed to the college of Stafford, which was dissolved in the reign of Edward VI. and all the lands, prebends, lands, tithes, came into the possession of the crown. After the dissolution of the college and appropriation of its revenues, the sovereign, there was paid for Majesty's rents, in the sum of £16 to the rector of the church ; £8 towards the maintenance of a curate in the same church ; £4 : 5 to a schoolmaster for teaching boys and youth, and £8 to the minister of Marston church. The payments amounted, with the sum of £7 : 10, to the whole revenue of the college. Owing to the inadequate stipends of the clergy, the service of the church was neglected, and, in consequence, the inhabitants petitioned the Queen, who granted to the Corporation the entire revenue of the college, derived from offerings, obventions,

and fruits ; messuages, lands, tithes, and rent-charges in Stafford, Coton, Marston, Salt, Rugely, and elsewhere, subject to the payments mentioned, and the maintenance of the repairs of the church ; with a proviso that all the other rents and profits accruing from the grant should be expended in the repairs of the church and chancel, and *other good and charitable works in the town* of Stafford, according to the discretion of the burgesses and their successors for ever. The Queen, in this charter, reserved to herself and successors the right of presentation to the rectory, when vacancies occurred.

From the minister's accounts of the second year of Edward VI. it appears, that the lands and possessions in the county of Stafford, belonging to the college, with the prebends, included other premises than those which passed by the grant of Queen Elizabeth, the whole revenue being £95 : 1 : 11, a sum far exceeding the amount set forth in the grant, which is only

£41 : 2 : 10. It has been seen that part of the tithes of the prebend of Marston, and also other of the possessions of the college were comprised in the grant of Edward VI. to the grammar-school; and other part, formerly possessed by the dean of the college, appears to have been granted by the same king to Lord Stafford. The property now enjoyed by the Corporation, under the Queen's grant, is as follows:—

1. The tithes of Marston and the Port-fields. Soon after the royal grant, the Corporation sold the prebend of Marston, subject to an annual payment of £8 to the curate of Marston; and, about a century after, the property was repurchased by the Corporation. None of the deeds relating to these transactions can be found; but, since the reconveyance, the Corporation have considered it as *their own*, purchased with the corporate funds, and held by them discharged of the trusts of the Queen's grant, except as to the reserved payment of £8 to the curate of Marston; and the income thereof, consisting of the tithes of Marston, (a township in the parish of St. Mary, Stafford), and of certain fields, called Port-fields, in the same parish, and of the rent of an allotment in the Foregate-field, made on the enclosure of the Foregate-field and Port-fields in 1807, in lieu of the tithe of the latter, has been *accordingly carried to the general Corporation account*.

It is difficult to conceive upon what principle the Corporation have come to this conclusion. Having originally received this property from the Queen, upon the trusts expressed in her grant,

and having, therefore, bought and repurchased it, with knowledge of the trusts upon it, it appears to the commissioners unquestionable that they hold it subject to the trusts, and that it is still held as exclusively a parsonage trust property as any other premises conveyed by the Queen.

The composition paid for the tithes is settled by an annual valuation, and amounts, on an average of the last ten years, to £255. The allotment in the Foregate-field, in lieu of the tithe of the Port-field, lets for £25.

2. The tithes of Coton, and the Crofts. These were granted away, in 1547, to the Corporation, for a rent of £51, the mayor and burgesses covenanting to pay the several payments, in form the trusts specified in the Queen's grant. This was a complete alienation of the property, and such as the Corporation had no right to maintain, which could not be sustained in a court of equity. Under the circumstances attending the transaction, action was not brought. The interest which was reserved by the grant became vested in Earl Talbot, from whom the Corporation served rent of £51 has been regularly received, but his representatives some time ago parted with the property in violation of the tithes to Mr. Lycett, since deceased, by the representatives of which the Corporation now possessed. The annual value of the tithes retained in the grant of 1547 is estimated to be between £250 and £300.

3. The tithes of Wootton Bassett township in the parish of St. Mary, formerly part of the prebend of Coton. These

by Mr. John Milner, proprietor of all the lands in the township, at the annual rent £18:6.

Tithes of Salt and Enshipp in the parish of Rugeley, Stafford. These tithes are valued upon an annual valuation, for the year 1822, at £2:1:2.

The lands and allotments consist of various parcels in the townships of Salt and Rugeley, amounting to about one hundred acres, and paying a rent exceeding £100. They are at present let, in small quantities, to John Smith, George Martin, John, and James Reynolds.

There is also a ground-rent of £10 for the site of a barn in Rugeley's Church-yard, on which a house is built, under a lease, granted to Thomas Rugeley, in 1800, for ninety years. Considering the low value of the ground-rent, the value of this lease seems to be somewhat greater than £10. Dudley was one of the trustees, and, consequently,

a trustee, when he took this lease, but the premises had been previously in his and his father's possession for some years.

There is mentioned in the minister's accounts, as part of the college property, the mansion-house of the priests of the college, with a garden and orchard adjoining. This is conjectured to have been a building now used as a poor-house, but nothing can be ascertained concerning it.

6. There are also payable from various land-holders, moduses, or customary payments, including rent-charges from two houses in Rugeley, amounting in the whole to £7:10. Many of these payments have been in arrear for several years, and some difficulty seems to exist in the collecting them, which will increase unless they are promptly attended to, in consequence of sales and exchanges which have been made in the lands liable thereto. The following is a summary of the total income from the Queen's grant, in the year 1822, as set forth in the foregoing particulars:—

	£	s.	d.
Rugeley tithes	186	11	4
Enshipp tithes	51	0	0
Rugeley tithes	51	18	6
Enshipp and Enson tithes	272	1	2
Enshipp and allotments, including Foregate-field ..	158	3	0
Moduses and customary payments	7	10	0
	<hr/>		
	£727	4	0
	<hr/>		

In addition to this, occasional contributions are received for interments, and monuments, in the churchyard. The amount of these has varied, in 1822, from less than £3 to £10. The average of the last three years is £17:18. Other contributions received, as fines for new pews and seats in the

church. These seldom occur, except when alterations and new pewings take place. In 1820 and 1821, when very extensive alterations were made in the church, they amounted to £439.

The Corporation claim to receive these several payments, and to exercise this power

disposal in the church and churchyard, as being invested by the Queen's grant, with all rectorial rights therein.

This ground of claim may be somewhat questionable. The letters patent contain no express grant of the rectory; but, in reserving to the crown the right of presentation to the church, the then minister, and his successors to be so presented, are declared to be rectors of the said church. Hence it may be contended that the ministers so denominated would of course be invested with all the rights incident to his character of rector, (among which is the freehold of the church and churchyard,) except so far as he was deprived of them by the express provisions of the grant. On the other hand, the Corporation, so far as appears, have always exercised those rights in the instance above mentioned, and have discharged the duties incident thereto in the repair of the chancel, (which, it is to be observed, they are directed by the grant to repair,) as well as of the other parts of the fabric. The consideration of this question, however, is scarcely relevant to this inquiry, which is rather to examine in what manner the sums thus received are applied.

The rents and profits of the trust estate are collected by the chamberlain of the Corporation, who carries the Marston tithes, as before mentioned, to the general Corporation account. The rent of the allotment in Foregatefield, made in lieu of the tithe of the Port-fields, part of the prebend of Marston, was also carried to the same account; but, since 1812, this rent has, by a mistake of the chamberlain, been carried, with the rest of the re-

venues, including the for pews, vaults, &c churchwarden's account they constitute the whole

Out of the Marston payments directed by the grant are made to the Marston, and to the rector. The former would continue under the residue of the conveyance already made, but it does not appear that the Corporation charge any payment against this, claiming as they do to be purchasers for valuable consideration, discharged of the whole of the grant.

The payment to the Marston continued at £40, till 1809, when it was increased to £40, on condition of performing service in the church every Sunday, instead of once a fortnight, as had been the custom. The present curate received an increased salary till 1812, that year, an allowance of 10 per cent. having been made to the tithe tenants, a deduction of 10 per cent. from the several salaries of the Marston tithes, the rest of the trust estate; the curate, being dissatisfied with this, relinquished the salary and the additional

The annual sum of £40 has been paid, without any deduction, to the head master of the grammar-school. It has already been noticed, in the account of the grammar-school, that the grant distinctly specified in the grant to what particular master this sum shall be paid, but that it appears to have been paid to the master of the grammar-school, at least from 1812. There is also paid the tithes of Marston,

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m and the late rector,
by the Corporation, in
e of which, the salary
er was increased and
curate diminished.

oration consider them-
nd only to pay the
ied in the grant, and
dditions which they
e salaries are entirely
retion, as applications
e; accordingly, these
e varied considerably,
ot maintained a pro-
all analogous to the
of the grant (even ta-
account the value of
house and the sur-

At times, the salary
e has equalled that of
and even exceeded it.

In 1812 and 1813, the rector's
salary was £126, the curate's
£150; in 1819, the rector's was
£165, the curate's £135, which
appears to have been in conse-
quence of the alteration in the
receipt of the surplice-fees in the
last half year.

The rest of the revenue, after
making some disbursements,
which may be considered as
charges on the gross income, is
applied in repairs and improve-
ments of the church and church-
yard, and occasionally of the
trust-estates, and to the general
purposes of the churchwarden's
account. But it may be doubted
whether the application of the
revenues to this latter purpose is,
in all points, strictly within the
trusts of the grant. Among the
disbursements comprised in the
churchwarden's account, are the
salaries to the organist and to
the organ blower; the expenses
attending the visitations, and co-
pying the registers; salary and
clothes for the sexton; allow-
ances for wine, coals, books,
washing surplices, &c. These
items, or others not strictly re-
ferable to the head of repairs,
can only be deemed to fall pro-
perly within the scope of the
trust, so far as they can be con-
strued to answer the description
of "other good and charitable
works in the town of Staf-
ford."

The balance is at present
against the charity, but if the
Marston tithes were brought into
the account, there would be a
considerable balance in favour of
the trust.

The Commissioners censure
certain irregularities in the ac-
counts of Mr. Turnock, who, it
appears, kept back a private ac-
count unsettled, without inclu-

ding it in the general account of his churchwardenship.

In looking through the Corporation accounts, to see whether any expenditures have taken place, which can fairly be considered as good and charitable works, within the meaning of the Queen's grant, and to which the Marston tithes might be deemed applicable, it was found that, in 1814 and 1815, nearly £150 was laid out in building the grammar-school, and other sums were expended at an earlier period on the same object. This may be considered as falling within the intention of the grant, so far as the building was necessary, and the funds resulting from the endowment of the grammar-school were inadequate to the expense. It was found, also, that large sums have been expended in paving the town, which the Corporation are bound to do, in consideration of their receiving the tolls of the market, (a receipt, however, which is very insufficient for the purpose.) At a period anterior to 1812, a sum of £1000 was paid towards the erection of the new town-hall and market-house, under the provisions of a private act of parliament, and £800 of the money was borrowed on annuity, expressly charged on the security of the tithes of Marston; but it is unnecessary to enter into the particulars of this transaction, as the loan has been repaid from the general funds of the Corporation. The Commissioners cannot think that either of these last, though very useful works, fall within the intention of the grant; and they have discovered no other disbursement whatever that can be construed to do so.

It seems that, in former times,

considerable supineness manifested by the Corporation in the management of this property, especially in suffering parts of the property to remain for a long period of time at very inadequate rents. The whole of the case gives rise to the following questions arising out of the above facts, which appear of considerable importance, and to require to be settled by some way of final settlement.

1. Whether the tithes of Marston are not to be considered as part of the property of the charity, and the receipts from them carried to the account; and whether the sum yearly paid out of these tithes to the poor of the almshouse, and the produce of other funds in the hands of the Corporation, ought not to be applied to the tithes, and secured for other of the corporate purposes.

2. Whether the grant of the tithes of Coton, in August 1554, under which they became vested in Earl Talbot, ought not to be set aside, and the whole of the official interest therein reserved for the charity.

3. To what extent the discretionary power of the Corporation over the residue of the tithes, after paying the four specified in the grant, is to be exercised. It is to be observed that the amount of the residue is ascertained and set for the grant, namely, £4 : hence it may be contended that this was as much a fixed and limited portion of the residue as any of the other payments specified; and that, in the event of any increase of income, the objects of the grant should be proportionably benefited.

4. At the same time, it is much to be wished, that

to which the residue of the
 , after providing for the
 tions of the church, is ap-
 e under the denomination
 her good and charitable
 in the town of Stafford,"

be defined with some
 degree of exactness.

e and other circumstan-
 re already been the occa-
 much dissatisfaction and
 in the town.

Michaelmas term, 1810, an
 tion was filed in the
 of Chancery, at the suit of
 rney-general, on the re-
 of the Rev. Edward Dick-
 rector of St. Mary's, the
 oseph Ellerton, curate of
 n, and two others, parish-
 and inhabitants, on behalf
 selves and the rest of the
 oners, against Earl Talbot,
 ayor and burgesses; by
 after stating the above-
 ed circumstances respect-
 tithes of Marston, and
 dication thereof, the tithes
 on, the lease to Dudley,
 ny acts of alleged miscon-
 the management of the
 roperty, prayed, that the
 ation should account for
 trust property granted to
 in trust, by the grant of
 Elizabeth, and for the pro-
 ceived by them, or which
 ave been received but for
 ilful neglect; and that the
 should order in what man-
 funds should in future be
 l, regard being had to the
 of the grant; and, espe-
 that the stipends of the
 of St. Mary's and the cu-

rate of Marston should be ang-
 mented in proportion to the in-
 creased value of the trust-estates;
 and that a proper annual sum
 should be paid thereout to a fit
 person as a schoolmaster, to in-
 struct the boys and youth of the
 town of Stafford in reading and
 accounts, (it being contended,
 that the grant did not limit the
 payment of the £4 : 5 to the mas-
 ter of the grammar-school;) and
 that Earl Talbot should account
 to the charity for the full value
 of the property held by him.

The curate of St. Mary's, and
 the master of the grammar-school,
 who are *members of the Corpora-
 tion*, did not join in this infor-
 mation.

The several defendants put in
 their answers, and nothing fur-
 ther has been done. This sus-
 pension of proceedings is stated
 to have been principally occa-
 sioned by the long illness of the
 late rector, which terminated in
 his death in 1820. By that event,
 the suit abated; but it was un-
 derstood that it is intended to
 revive it, making the present rec-
 tor a party thereto.

This information appears to
 embrace, in a great measure, the
 points above adverted to; and
 either by this proceeding, or by
 such other as the attorney-general
 may deem it right to institute,
 the Commissioners think it highly
 important, not only for the inte-
 rests of the persons concerned
 in the grant, but for the peace and
 well being of the town of Stafford,
 that those matters should receive
 the direction of a court of equity.

OBSERVATIONS.

Three years since the Commissioners made their report on this charity,
 have not heard whether any progress has been made in the suit
 the Corporation, either at the instance of the Commissioners or the
 ents of Stafford. One cannot imagine the matter will be suffered to
 specially as there is so hopeful a prospect of obtaining a settlement
 conducive to "other good and charitable works" in the borough. That

ting of which, divers arrangements had, from time to time, been made; the last of which was in 1705, by which, William Fowler, the owner of the manor, agreed to grant Coton-field, containing 180 acres, in trust, to pay £12 to him and his heirs, and £28 for the support of the poor in Noel's almshouses; Fowler to be allowed to nominate two almspeople, with a further covenant on his part that, as soon as the mayor and burgesses should obtain a license from Queen Anne, to take a grant in mortmain of the inheritance of the field, that then he would grant the inheritance to them, subject to the rents and charities mentioned. It appears further, from these proceedings, that the lands in Coton-field had for a long time been enjoyed by the mayor and burgesses, and each of the body corporate had occupied two acres of the field a-piece, which they claimed a right to; and that, as far as the field would extend, each of the burgesses had had one acre, paying yearly, four, five, or six shillings for each acre, according to the goodness, to the chamberlain of the borough, which each burgess enjoyed, if he continued in the town, for his life, and afterwards his widow, for her life, if she continued unmarried, and lived in the town; and likewise the widows of the Mayor and Corporation enjoyed the two acres allotted to their husbands, on the same terms; and that the mayor gave any that dropped in to some other person.

By a decree made on this occasion, the payment of £28, issuing out of Coton-fields, to the almshouses, is confirmed. The Corporation obtained a li-

cense to purchase in 1 but no conveyance has been made to them; they, therefore, still hold Coton-field under covenant. By a Court order, in 1701, it is directed it be a general rule, supposing of any grass-acre in Coton-field, that, at any time there be paid 10s. for the use of the poor in the almshouses, over and above the town-rent; and, if it be less than one acre, then only double the town-rent paid to the town. The advance-money to be paid at the entrance of the burgess into his acre.

These acre-rents have been valued very little in amount since the decree in 1740. They amount to £55 : 16. An account of the acre-rents brought the sums received from the acre-entrances, with the amount, but seldom more than £3 in the year; and, the rent of a piece of land called the Recorder's Acre, the property of the Corporation, which let, in 1820, for £

The payment derived from this source, together with the other mentioned in the last form, at present, the whole income of Noel's almshouses. The annuity of £12, on the Coton tithes, resulting from four benefactions above mentioned, and the interest of Dr. Legacy, are not now brought into the almshouse account, but are applied to the use of the almspeople. The cause is wholly unexplained, but appears, at least, to be an act of great negligence. The arrears of the acre-rents have also, been allowed to accumulate considerably, so as to put the charity in debt.

almshouses occupy three f a square ; in the centre blding intended for a cha- it now used as an addi- almshouse ; on each side : almshouses, each con- two large apartments, er the other. The build- substantial, but in dirty, addition, and requiring con- le repair to make the ions comfortable. Each contains two families, one h apartment, except the house, which is occupied large family, and two of er houses, the occupiers ch are nominated by Earl , in exercise of the pri- reserved to William Fow- d which two houses have ne family in each ; thus, re in the whole twenty- occupants. Only part of rates are unmarried. They appointed, as vacancies by the mayor for the time with the exception of the minated by Lord Talbot.

CHARITIES OF FARMER AND CROMPTON.

se charities are charged on i Fulford, which, in 1725, anted to the Corporation, sideration of £70, arising two donations of £40 and the former given by Wil- 'armer, of Penkridge, on that the interest be ex- l in coals, for the poor of d, in winter ; the latter, s. Crompton, of Cresswell, payment, in equal por- of the yearly sum of 30s. r, to six poor widows in- ig Stafford.

land purchased with these ons contains 9a. 1r. 10 p. now held by Mr. George n, as assignee of a lease

for twenty-one years, from Lady- day 1806, granted to Joseph Jackson, at the rent of £18 : 10. The letting was by auction, and the rent appears to be sufficient.

A separate account of this fund has been kept by the cham- berlain, from 1809, previously to which time, it seems that all the receipts and payments, on account of the charities under the management of the Corpora- tion, were carried to the general Corporation account. To this se- parate account is charged £6 : 10, yearly, for coals, supplied to the poor in Noel's almshouses, which is a proper application under Farmer's benefaction. There is also charged to it 10s. a-year paid to the poor of Milwich, which is erroneous, that payment belonging to John and Prudence Crompton's charity, hereafter mentioned. The rest of the rent has been applied, since 1814, to discharge the balances on the almshouse account, and before that time, was carried to the Corporation account.

Nothing is charged to this account for the payment of 5s. a- piece to six widows, on New Year's Day, pursuant to Mrs. Crompton's benefaction. Ano- ther account is kept of such a distribution, which is entitled Mrs. Crompton's Charity, but er- roneously, as it evidently refers to a similar benefaction of Mr. Robert Lovatt, of which we shall speak subsequently.

With the exception, therefore, of the £6 : 10 for coals to the almshouses, the rent of the Ful- ford land appears to be unap- plied to the objects pointed out by the donors.

The Commissioners think the rent ought to be apportioned, and four-sevenths applied to the

objects of Farmer's benefaction, and three-sevenths to those of Mrs. Crompton's, which, at the present rate, would give 19s. 3d. a-year to each of the six widows.

CHARITIES TO STAFFORD AND MILWICH.

These are two bequests, one of 40s. a-year to four poor widows of the borough, by *Barbara Crompton*, in 1640, the other, of 10s. a-year to the poor of Milwich, by *John and Prudence Crompton*. The annuities were secured on some houses in the market-place and Eastgate-street. Forty shillings a-year are paid by the chamberlain to four poor widows of the borough, on Easter-Monday, yearly. The same persons continue to receive the annuity while they live, and when any die, the vacancies are filled up by the mayor for the time being. The chamberlain, also, pays 10s. at Christmas, to the churchwardens of Milwich, to be distributed to the poor of that place.

LOVATT'S CHARITY.

This was a gift (period unknown) by *Robert Lovatt*, of 30s. yearly to the churchwardens and overseers of St. Mary's; to the churchwardens and overseers of Paget's Bromley, 30s.; to the churchwardens and overseers of Kingston, 30s.; the same to be disposed of (with the consent of the ministers) towards the relief of the poor of the respective parishes, payable at Michaelmas and Lady-day.

These annual payments are charged on the manor or farm of Creswell, and on certain lands and meadows in Seighford. The 30s. payable to the parish of St. Mary, are received from the

Rev. Thomas Whitby, seat owner of the Creswell, and are distributed on the 1st of January to four poor widows. It is a charity which, as already marked, has been continued by the Corporation with an amount of 1 becca Crompton.

STARTIN'S CHARITY, WALTON'S GIFT

This appears, from a charter, dated in 1672, to be a farm rent, of £3 : 6 : chased of the crown, for the use of the poor of the borough out of a bequest of *Richard Startin*; as the rents were appropriated under the will of the donor, the Corporation agreed to distribute the sum of 14s. 8d. in coals to the poor at the request of *Isaac Startin* who also granted to the Corporation, a garden, lying between the gaol, 219 feet in length in breadth, the rent to be expended in the purchase of coals for the poor, with a proviso that, if the mayor did not purchase such coals, then the rent of the garden should be paid to the churchwardens, and their successors, of St. Chad's, to be employed in keeping in repair the wall of St. Chad's churchyard-wall, and to buy coals for the poor of the parish, at their discretion.

The fee-farm rent has been received for many years, but for what reason could not be ascertained, but an annual sum of £2 : 12 is paid, from the ration funds, to a baker who supplies twelve penny worth of bread every Sunday, which is sold away, at St. Mary's, after morning service, to the poor of the Borough,

rk; the minister gene-
s them given away.
is paid for coals under
ity.

part of a garden, sup-
be that given by Wal-
cottages have been
ch are now held for a
99 years, from Lady-
l, by the executors of
Dudley, at an annual
1:15. The remainder
arden is occupied by
Turnock, at £1:1 a-
these rents are carried
orporation account, but
plied to the purposes
arity. Some doubts
ed to be entertained
his is the garden given
m, (another, near there-
annual value of about
iving been pointed out
y likely to have been
but no clear grounds
igned to the Commis-
or questioning the ac-
the opinion which pre-
the subject.

not appear there would
difficulty in recovering
m rent, purchased from
n, if proper measures
m for the purpose; the
f that rent, when re-
ad the rents of the other
ought, undoubtedly, to
l in the manner directed
mors.

'S APPRENTICE AND VANT'S CHARITY.

Valton, by will, in 1608,
he Town or Corporation
rd, in which he was
farm, situate at Half-
the parish of Chebsey,
that the rent, then
g to £21:10, should
d as follows; that is,
bind out, yearly, two

boys, the sons of honest and
poor parents, to be apprentices
to some tradesmen, or handi-
craftmen; £5, yearly, to be given
to some maid servant that had at-
tained the age of twenty-one
years, and dwelt long in one ser-
vice, or to some honest poor
man's daughter, who had attain-
ed that age, to be paid to her on
her marriage; the residue, after
deducting 20s. for an entertain-
ment, to the mayor and those
who collected the rent, to be
employed in the purchase of
coals, to be distributed to the
most necessitous poor of the
town, in the first week of Ja-
nuary or February. If the Cor-
poration were so neglectful or
dishonest as not to employ the
rent as expressed in the will,
then it was to be given to the
town and chief magistrate, or
governor of Eccleshall, to be dis-
posed of in a similar manner.

This farm consists, according
to a map taken in the year
1736, of two cottages, a hemp
butt, garden, and six par-
cels of land, containing in the
whole 48a. 2r. 27p. leased to
Richard Underwood for fourteen
years, from Lady-day, 1808, at
the rent of £86:10 per annum,
and which lease was assigned
to Thomas Dawson, with the
concurrence of the mayor and
burgesses, with an additional
term of twelve years, making, in
the whole, twenty-six years from
Lady-day, 1808. The rent is a
very good one.

Two boys are apprenticed
every year from this fund, with
premiums of £5 each. They are
the sons of inhabitants of Staf-
ford, and are appointed at a
Corporation meeting, held on St.
Thomas's Day. There are al-
ways many applicants for this

premium, and those are selected who are considered the most deserving objects.

Five pounds a-year is also given to a poor maid. There are generally four or five applications for this, by persons bringing certificates from their masters or mistresses of the length of their services and their characters, and the bounty is given to her who appears to have been longest in service. It has of late years always been given as a reward for length of service and not as a marriage-portion.

Complaints have formerly been made that this money was not properly applied, but was generally given to one of the servants of the mayor for the year. The Commissioners, however, were assured by the town-clerk, that, for the last seventeen years, this has never happened; and, previously to that time, he recollects only three instances of the kind.

The 20s. given by Walton's will to the Corporation, is re-

ceived by the chamberlains trouble in managing them. The remainder of the money is applied in the purchase of bread which are deposited at several parts of the town, where convenient for the poor distribution, and are delivered out by the bell-porters in portions of two or three weight, to poor parishes in Stafford.

POOR BURGESSES FUND

This fund consists of £1000 South Sea Annuities, at the name of the accountants of the Court of Chancery which was purchased with principal money, and accumulation of interest, arising from the following donations, given at different times to the Corporation for the use of the poor burgesses, most of the money being directed by the donors to be lent out to the poor burgesses, partly without interest and partly at usurious rate of interest:—

	£	s.	d.		£
Sir Hugh Homersley..	50	0	0	Mr. Sale	20
Mr. Hugh Homersley	50	0	0	Mrs. Bargey	10
Mr. Edw. Scrimshire..	40	0	0	Mrs. Phillips	20
Mr. Scrimshire	5	0	0	Mr. Blount	20
Mr. Richard Astbury..	10	0	0	Lady Temple	30
Mr. F. Dorrington....	5	0	0	Mr. Slaney	10
Sir Thomas Offley	100	0	0	Mrs. Kirton	100
Lady Catharine Leveson	10	0	0	Mrs. Harding	20
Mr. Oliver Emery....	20	0	0	Mr. Richard Font	10
Sir Thomas Armstrong	40	0	0	Mr. John Webb	20

Making £590

By an order of the Court of Chancery, in 1742, it was directed, on its being suggested that many sums had been lost by being lent to burgesses, and great confusion had happened, and it was impossible to let out the money and dispose of the

interest according to the directions of the respective donors that the interest and the fund, after deducting expenses, should be yearly distributed to the Mayor and Corporation on St. Thomas's Day, among the poor burgesses resident

gh, by 40s. a man, for carrying on their trades and occupations, according to their seniority as burth in respect to the time of admissions, no poor burth receive twice till all the names on the roll should be paid once.

Interest of this stock, being £: 4, is distributed, according to the order, on the 21st of June, when ten poor burth receive each 40s.; when the balance remaining out of the interest amounts to a sufficient sum, an additional 40s. is given to the tenth burgess. A conference is held on that day, when the burgess-roll is revised, and the first ten names are determined, and who are considered to answer the description of poor burgesses, receive the same. Those who have died over, on their non-payment, are not called over till the next year, unless they have been admitted to the charge on the ground of their seniority, in which case their claim is considered, and allowed, if proper one.

PALMER'S GIFT.

Palmer, parson of St. Mary's, in 1683, left two cottages in Martin's Lane to be inhabited rent-free, by two aged persons, chosen by the minister of St. Mary's, the executor and his heirs; and people to keep the tenements in repair. The testator also directed that a sermon should be preached, yearly, in the parish of St. Mary's, on Ascension-day, the preacher to have the same; and he left his nephew, Thomas Palmer, his sole executor.

R VII.

The two houses in St. Martin's Lane were afterwards exchanged for two houses in a part of Stafford, called the Broad Eye, which are occupied by two poor widows, placed there by the mayor and the rector of St. Mary's. These houses are kept in repair by the Corporation.

The rector receives 6s. 8d. annually for a sermon, which he preaches on Ascension-day, from the Miss Williamsons, the present possessors of the houses made subject to this charge by Mr. Palmer.

POOR HOUSES IN EASTGATE-STREET.

In 1701, Abraham Hodgkins, in consideration of £16, enfeoffed a messuage and appurtenances, in Eastgate-street, to the Corporation, subject to the payment of the yearly rent of 8s. to William Fowler, and his heirs.

The Corporation state that the money applied in this purchase was their own, "or part of charity-money in their hands." The houses are, and always have been since the purchase, inhabited, rent-free, by poor persons placed there by the Corporation. The Corporation pay the quit-rent of 8s. and repair the houses, but they are, at present, in bad condition.

HENRY SMITH'S CHARITY.

We shall have occasion, hereafter, to detail the extensive charities of Alderman Smith, to Stafford and other places; at present, we shall only mention that £14 is received, on account of the bequest of this gentleman, by the churchwardens of St. Mary's, from Earl Ferrers. It was formerly called shoe-money, and was, probably, distributed

in such articles; afterwards it was given away, in sums of 2s. 6d. and under, among the poorest inhabitants of Stafford: for some years past, it has been applied in apprenticing. Two or three poor boys of the town, selected by the churchwardens and overseers, are generally put out in each year, as the fund is found sufficient, with a premium of £5.

SIMON FOWLER'S CHARITY.

Simon Fowler, formerly an alderman of Stafford, by his will, in 1663, charged all his leaseholds, at Rule, in Staffordshire, with an annuity of £12, payable to feoffees; of which sum £9 was to be distributed, at the discretion of the feoffees, to poor persons inhabiting the borough; 40s. yearly to buy two gowns for two poor persons living in the borough, and 20s. to the minister of St. Mary's for preaching two sermons, one on May-day, the other on the feast-day of St. Simon and Jude.

There are no trustees, at present, of this charity; nor are there any trace of an appointment of fresh trustees, subsequent to the will. The rector of St. Mary's receives annually, from Mr. Thomas Marston, owner of a farm called Shippey, at or near a place called the Rule, in the parish of Haughton, £5 on the 1st May, and £7 on the 8th October. Four pounds ten shillings are given away on the 1st May, in sixpences, to the poor of the borough, in the church, immediately after a sermon preached on that day. There is a regular list of persons who receive it, in which the rector fills up vacancies as they occur; 10s. he retains for preaching the sermon. Five pounds of

the £7 received in October applied in the same way, £2 is disposed of in the purchase of two cloaks, which are put to two poor men on the list; two poor men are appointed rector to receive the cloaks and have them alternately. They wear the cloaks on that day and the Sunday following; afterwards they convert them into other uses.

This mode of distributing money in sixpences has been used by ancient custom; but it is not pointed out by the Statute and the Commissioners that it is not calculated to the charity so beneficial might be.

HINTON'S CHARITY.

A full account of this charity is given among the charities of the city of Lichfield, p. 8.

PERYE'S CHARITY.

The particulars of this charity will best appear in the account of the Bilston charities, to which I shall only here add that, according to the provisions of *Henry Perye's* will, the apprentice must be put out from Stafford in the same manner as those from Easington are required to be placed; the masters residing at least three miles from the Town or Corporation of Stafford. This regulation has very much obstructed the application of the charity. The inhabitants prefer to apprentice their children within the borough, as, by serving their apprenticeship there, if born in the borough, they become entitled to their freedom. The amount of the apprentice money, besides, found insufficient to cure eligible situations; consequently, there have been but

tices put out for several
past.

TOMBES'S CHARITY.

Dr. Tombes, M.D. by will,
1, charged upon his estate,
Bridgeford, an annuity of £5,
distributed, yearly, to five
poorest widows within the
burgh, by equal portions, such
executor, during his life,
the rector, and the head
master for the time being,
the borough, should think
of objects of charity.

£5 a-year is received from
William Milner, of Worston, tenant
of Jackson, owner of an
estate at Bridgeford, formerly
belonging to Dr. Tombes, on
which this annuity is charged.
It is received at Lady-day, and recei-
ved the following Christmas,
it is immediately given to
the poorest widows in the
parish selected every year by the
warden and head schoolmaster.

WEBB'S CHARITY.

A pamphlet, published in
the year 1808, concerning the
charity in Stafford, it is stated
that Mr. Webb, of Stafford, by
his will, in 1766, gave 40s. a-
year, to be paid out

of the rent of his two houses in
Stafford, on St. John's and Mid-
summer Days; 1s. each to be
distributed to twenty poor wi-
dows of the borough of Stafford.
The Commissioners did not meet
with any other document re-
specting the origin of this cha-
rity. Mr. Teddesly, the present
parish-clerk, informed them that
his father used to receive 40s.
a-year, in satisfaction of this
charity, from Mr. Webb, of
Colton, as proprietor of two
houses in James-street, Stafford,
one inhabited by Luke Lakey,
shoe-manufacturer, and the other
by Mr. Dreury, printer, and which
are the houses understood to be
charged with this payment by
the donor. He received it till
his death, which took place in
August, 1823, and gave it to
twenty poor widows of the bo-
rough, 1s. each, on St. John
the Evangelist's Day, and 1s. on
Midsummer-day. He kept a
list of the widows, and, as va-
cancies occurred, he filled them
up himself. His son has got
the list, and purposed to apply
to Mr. Webb for the money,
which he had no doubt of re-
ceiving.

PARISH OF ST. CHAD.

An old register-book of the
parish of St. Chad, is an entry,
appearing to be a copy of the
will of Peter Hales, dated the
1st of April, 1643, part of which
contains the following words:—

First, for my houses and
tenements in Tipenge-street, I give
in bequeath to John Smith,
my clerk, upon condition that
he shall pay out of the same,
yearly, 20s.; 10s. to
St. Chad's church, and the

“ repair of it, and the other ten
“ to the poor of the same pa-
“ rish.”

The parish-clerk receives
20s. a-year; 10s. on Christ-
mas-eve, and 10s. on Easter-
eve, from William Fellows, te-
nant to Mr. Pigott, owner of
the Bull's Head public-house,
in Diglake, (formerly the Horus,)
being the premises charged with
the payment by Hales's will.
5s. are given away on each day,

in twopenny loaves, in the church, to poor housekeepers in St. Chad's parish; a regular list is kept of the poor housekeepers who are to receive; and if any one removes, his successor, if a poor person, is put upon the list in his stead.

The regulation of the distribution is left altogether to the clerk, who enters the amount of the receipt and disbursement every year, in the churchwarden's book. The other charges of each payment are carried to the churchwarden's account.

PARISH OF ST. MARY.

By indenture, dated in 1629, it appears *Thomas Chamberlin* granted, to trustees, a yearly rent of £4:13:4, issuing out of Broad-meadow, *alias* Silkmore-meadow, near Stafford, payable yearly, upon the feast of All Saints, in the south porch of St. Mary's church, and to be distributed in manner following:—To the minister of Castle, £1:13:4; to the minister of St. Mary's, £2:6:8; to be distributed to the poor of each parish, as the minister and churchwardens should think proper. To the minister of Seighford, for a sermon, 6s. 8d.; to the minister of Castle, for a sermon, 6s. 8d.

upon the Sunday after St. Andrew's Day.

It does not appear that the trustees of this charity appointed subsequent to 1629. In various documents the family of the Chamberlins are also designated by the name of Backhouse, and seem to have been more known by the latter appellation. The land at Silkmore, near St. Mary's, charged with the annual rent of £4:13:4, is now called Backhouse-meadows, and is the property of Thomas Motte Esq. by whom the annual rent is paid to the parties respectively interested therein.

TOWNSHIP OF MARSTON.

Thomas Bolde, of Marston, in 1697, devised unto his cousin, *Ellen Bolde*, and *Robert Bolde*, their heirs and assigns, for ever, several parcels of land in Salt, called the Ground Acres, the New Leasow, the Allen's Pieces, and the Broad-Sych-meadow, they paying, among other legacies, yearly, for ever, to the curate of Marston for the time being, the sum of 20s.; that is to say, the sum of 10s. upon every 1st day of May, and the sum of 10s. upon every 1st day of November, for a sermon, to

be preached, upon each said day, in Marston church, and, also, yearly, for paying unto six of the inhabitants of Marston, one piece, upon St. Thomas's Day. The present owner of the land charged with these payments is Mr. Cartwright, of Stafford. He pays to the curate of Marston the two sums of 10s. each upon the said days; and, also, distributes 30s. on St. Thomas's Day in the manner directed by the will.

TOWN OF NORTHAMPTON.

CORPORATION OF NORTHAMPTON.

NORTHAMPTON is both a town incorporate and a borough. It was first incorporated by Henry II. and since confirmed by several successive kings under different reigns, and the privileges of the town much enlarged. By a charter granted in the first of King John, the burgesses were freed from all toll, lastage, and murage throughout England, with the privilege of enjoying these and other liberties in as ample a manner as the citizens of London, paying unto the king's exchequer £120 at Michaelmas every year. These liberties were continued and enlarged by further charters of Henry III. and Edward I. By charter of Henry VII. the mayor and brethren, late mayors, are to name and choose forty-eight persons of the town, which forty-eight persons, together with the mayor and his brethren, and such as have been mayors and bailiffs, should hereafter yearly elect the succeeding mayors and bailiffs. Before this period, it is stated, in *Walley's History of Northamptonshire*, vol. i. p. 433, that the mayor and brethren were elected by all the freemen, in St. Giles's churchyard, the election often attended with tumults and quarrels. By charter, bearing date 1554, of King Edward VI. the government of Northampton is committed to the mayor and two bailiffs, and such as have been mayors and brethren, and a common council of forty-eight burgesses, usually called the council of forty-eight; and of these, together with the recorder, chamberlain, and town clerk, the Corporation now consists. Those who have the office of mayor, are called aldermen. The recorder and town clerk are usually continued for life, but are re-chosen every year, and at first appointment must be approved by the king. The mayor for the year being, with the last mayor, and one other member of the Corporation, elected by the mayor, aldermen, and bailiffs, are justices of the peace for the town for that year. Freemen not resident may be elected to the Corporation, and must pay a fine if they refuse to serve. Northampton sends two representatives to parliament. The electors, by charter, are every freeman of the town, whether resident or not, and every inhabitant householder not receiving alms. By a resolution of the House of Commons, persons receiving an annual donation at Christmas are disqualified from voting. This, *Oldfield* remarks, in his *History of Boroughs*, vol. i. p. 329, is not only repugnant to what may be called the common law, but expressly contrary to the decisions on the Bedfordshire case in 1755 and 1792; when it was determined that persons receiving alms were not thereby disqualified from voting, but that receiving alms was a disqualification. The number of electors is upwards of 1300.

CORPORATION CHARITIES.

SAINT THOMAS'S HOSPITAL.

<p>the hospital is under the management of the mayor, aldermen, and burgesses of Northampton, as trustees, and the superintendence thereof is delegated to one of the aldermen, who is denominated the Warden of the Hospital. The origin of the institution is uncertain, but it is ascribed, by</p>	<p>tradition, to <i>Thomas à Beckett</i>. The hospital contains apartments for nineteen poor women, viz. twelve of the original establishment, one upon the foundation of <i>Edward Elmer</i>, and six provided for by the endowment of <i>Sir John Langham</i>, in 1654. The building also contains</p>
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ancient chapel and a common room.

The property of the hospital consists of several tenements and parcels of land in Northampton and the neighbourhood, and rent-charges out of real estates. The original acquisition of great part of the property is unknown; the remainder of the estates was derived from the following gifts or benefactions, the produce of such of them as were not specifically given for the maintenance of the hospital, having by long usage been appropriated to the general purposes of that charity.

Edward Elmer, by deed, in 1592, granted to trustees three messuages in Abington-street, and a tenement in Gold-street, in Northampton, in trust that the Corporation should receive the rents and keep the premises in repair, and make choice of a poor householder within the town, to be placed within St. Thomas's Hospital, and maintained out of the rents, and apply the surplus, if any, for the use of the other poor people in the hospital.

Agnes Hopkins, by will, in 1593, devised to the Corporation, a tenement, orchard or garden, in St. Edmond's End, Northampton, to the use of the poor of the hospital.

Thomas Hopkins, by deed, in 1599, granted to the Corporation a messuage, with the appurtenances, near St. Peter's Church, in Northampton, for the poor of St. Thomas's House.

John Bryan, by deed, in 1603, conveyed to trustees, for the Corporation, certain parcels of meadow ground, reputed to be five roods, in the west end of Cotton-marsh, in the parish of Hardingstone, to be applied for

the maintenance of the poor of the hospital.

Thomas Crasswell, by will, in 1606, devised to trustees a messuage and orchard, with the appurtenances, in the south quarter, without the South Gate, in Northampton, on trust, to convey the same to the use of the hospital, in order that, out of the rents and profits, frieze gowns should be supplied every year, against winter time, for so many poor people as the rents should suffice to supply with gowns, at the discretion of the aldermen and wardens of the hospital.

Agnes Chipsey, by deed, in 1608, granted to trustees a yearly rent-charge of £8 out of her messuages, lands, and premises, in Grimolby, *alias* Grimbulbies, Cockington Manby and Yins, in the county of Lincoln, to be paid to the chamberlain of Northampton, for the use of the poor of the town of Northampton.

Sir *George Sondes*, and dame *Jane* his wife, daughter and heir of Ralph Freeman, by deeds of the 20th October, 1634, granted three messuages, with the appurtenances, in Gold-street, and a messuage in St. Giles's Street, upon trust, to convey the same to feoffees, for the use of a free-school within the town, and the poor therein, according to the directions and intentions of the said Ralph Freeman. The premises in Gold-street are appropriated to the school, and the rents of the premises in St. Giles's are received by the warden of St. Thomas's hospital, and applied for the purposes of that charity.

In 1654, Sir *John Langham*, conveyed certain lands called Cow-meadow, Calves-home, and Balms-home, and two

ear Nun-mills, to the
tion, subject to the year-
of £36, to be paid quar-
r the relief of six poor
to be added to the num-
or already provided for
ospital; and it was di-
by the conveyance, that
poor widows should be
e of sixty years, at least,
osen, and be inhabitants
arish of All Saints, and
idows of freemen of
ipton; and that out of
of £36, the master and
of the hospital should
ach of the six widows
eekly; and at or before
of St. John the Baptist,
cond year, provide for
them a gown of broad
kersey, of the price of
3, a-piece, and annually
in fuel £3 : 13 : 4 for
on fire for the six alms-
and pay to the minister
arish of All Saints, or
her godly person who
ake care to instruct the
nen in matters of re-
he sum of £1 : 6 : 8 at
mas and Christmas; and
on the 6th day of June,
in a collation for the
nd aldermen of North-
in cakes, wine, or other-
they should appoint, the
0s.

rd Massingberd, by will,
devised eight tenements,
Jiles's Street, for the
nce of the poor in the

Bayles, by will, in 1683,
all his freehold and lease-
suages, orchards, lands,
ments, in Northampton,
o daughters, and in case
o both dying without issue
the time of their deaths
vent happened), then he

devised the same to the use of
the poor of the hospital.

Lawrence Wollaston and *Eli-
zabeth* his wife, in 1680, settled
an annual rent of £20, issuing
out of certain lands and woods,
called Dodford-woods, for the
more comfortable maintenance
of the poor people of the nether
room of St. Thomas's Hospital.

These, and the other estates of
the hospital, whose donors are
unknown, produce together an
annual rent of upwards of £780.
The number of lessees is upwards
of fifty. All the property is let
by public auction on terms of
leases, varying from seven to
ninety-nine years.

The twelve almswomen of the
old foundation, and the seven
additional widows of *Elmer's*
and *Sir John Langham's* founda-
tion, are all placed on the same
footing as to their allowance, and
they receive each of them a
weekly stipend of 4s. a donation
on St. Thomas's Day, of 2s. 6d.
an allowance for clothing of
£1 : 5 per annum, and a supply
of fuel. There are also fifty out-
pensioners, who receive yearly
stipends of £8 each. The poor
people are appointed by the
mayor and aldermen, on the re-
commendation of individual al-
dermen in rotation. Besides the
provision for the poor people,
there is a considerable expendi-
ture, of uncertain amount, for
taxes, insurance, repairs, and in-
cidental charges.

The revenues of the charity
are received by the warden, and
his accounts are annually au-
dited and examined by the Cor-
poration.

The vicar of All Saints acts as
chaplain to the hospital, and
performs divine service in the
chapel twice in the week. There

is no specific provision for the chaplain, except the yearly sum of £1 : 6 : 8 given by Sir John Langham, but it has been usual to pay him an additional sum out of the general funds. His stipend was lately raised from £5 : 6 : 8 to £10 : 10 a-year, and there is also paid to the chapel clerk the annual sum of £2 : 2.

The chaplain, or vicar of All Saints, until very lately, was in possession of a house in Northampton, which had been for a long time occupied by his predecessors as the vicarage-house, or a house belonging to the vicarage. But, in 1823, it was discovered this house formed part of the possessions of the hospital, which, in 1629, had, on account of the poorness of the vicarage of All Saints, been granted to the minister to live in rent-free, the Corporation agreeing to pay 40s. a year to the hospital, in lieu of a-rent for the house. The members of the Corporation who are parishioners of All Saints nominate the minister to that vicarage.

The affairs of this charity are well conducted, and due attention is bestowed in the general management and letting of the estates. It is necessary, however, to notice, in respect of certain property in Sheep-street, Northampton, now forming the site of a mansion-house, garden, stables, coach-house, and pleasure-ground, belonging to the late William Kerr, M.D. of Northampton, and now in the occupation of his widow, that a deed of *absolute alienation of the estate in fee-simple* has been executed by the Corporation, subject to a yearly unimproveable rent of £12, and a fixed fine of

10s. every twenty-one years. The land is represented to contain about one acre, and the circumstances of the transaction, as represented by the deed of conveyance itself, appear to have been these:—a lease was granted of the land by the Corporation, in 1769, to a person named Dodd, for a term of sixty years, from Michaelmas 1787, at the yearly rent of £9, the lessee covenanting to erect two substantial dwelling-houses, with out-offices, upon the ground, instead of former buildings, which had become ruinous. The buildings were erected by Dodd, and his lease was subsequently purchased by and assigned to Dr. Kerr. In 1784, the mayor, bailiffs, and burgesses granted another lease of the premises to Dr. Kerr, in reversion for thirty-nine years, from Michaelmas 1847, when the former lease would expire, at the yearly rent of £18, Dr. Kerr covenanting to erect one or more substantial messuages or tenements, with out-offices, on the ground, and lay out thereon £500; and, in case he should take down the buildings already standing, then that, instead thereof, he should erect one or more substantial messuages, with convenient out-offices, on part of the ground, and lay out in so doing £1000. In September, 1791, Dr. Kerr having laid out much more than £500 in buildings, and being inclined to make other improvements at considerable expense, he applied to the Corporation to grant him an absolute estate in fee-simple of the premises, and accordingly a conveyance was made to him, on the 29th September, 1791, in fee-simple, subject to a perpetual fee-farm rent of £12, and a sum of 10s.

me of a fine, to be paid twenty-one years. Dr. Kerr expended a great deal of money in erecting a good dwelling, and in making improvements and conveniences on the premises, suitable to the Corporation, at the time, and the transaction as beneficial to the charity and that the terms to Dr. Kerr submitted were not even more advantageous to the charity than the Corporation were inclined to demand. Although the expenditure of a sum in buildings and improvements may afford a reason for granting a lease of great or long length, the Commissioners are at a loss to conceive in any such expenditure can be considered of importance in case of an *absolute alienation*, as it renders the property less valuable to the reserved payment, and security. In this case, however, the security appears to be sufficient without the additional expenditure. An advantage to the charity has, in fact, resulted from the increase of yearly rent from £9 to £12 for the remainder of the lease expiring in 1847, and the fine arising once in twenty-

one years; but this may be considered as entirely balanced by the circumstance of the rent continuing after that period to be £12 a-year only, though the rent reserved by the reversionary lease was £18 a-year. Upon the whole, they are unable to discover how this transaction could have been considered in the main beneficial to the charity; and it appears to them that the alienation of the charity-estate cannot be supported, if its propriety be called in question in a court of equity; but, as the surrender of the leases was the consideration for the conveyance in fee, and there appears no sufficient reason to dispute the propriety of granting those leases, they think that necessity or expedience does not require that any proceedings should be instituted at present for the purpose of setting aside the conveyance. The funds of the charity being sufficient to carry on any litigation necessary for the support of its rights, no special interference ought to be recommended; but it will be the duty of the trustees, when the proper time arrives, to take the necessary steps for recovering the property, which, to the Commissioners, seems to have been improperly alienated.

OBSERVATIONS.

have given the account of the Commissioners of the alienation of part of the real property by the Corporation, without abridgement. It is easy to see how this conveyance may have originated, without imputing much blame to either party. Dr. Kerr had got possession of a piece of ground, which took his fancy, and on which he was desirous of laying out his money; he naturally, first wished to be secured in the perpetual enjoyment of it. He got the lease renewed for a term, as events proved, much less than his own mortal existence, but this was not enough to satisfy his mind. It is generally implanted in mankind a desire that the possession of what we shall be uncircumscribed by time, however long: human life is never of protracted duration, and moreover, the desire to transmit to posterity what we may be deemed a part, or elongation, of ourselves is universal. Feelings, no doubt, primitively contributed to the institution of property, and the laws which regulate its descent. And, accordingly, the Doctor was anxious to have the fee-simple in him, his heirs and assigns for ever. In

bringing about this matter, we have not the most remote idea that there was any thing, we will not say corrupt, but even improper, which first induced the Corporation to extend the lease, and next, grant to the Doctor, on lower terms, the favourite spot in perpetuity. Perhaps, some of the trustees may have been actuated by feelings of gratitude; in the course of his profession the Doctor may have dexterously assuaged the pains of the gout, or, in the exercise of a generous hospitality, have entertained the leading corporation at his table, for which a consideration was due. It is a vulgar idea to suppose there is no medium of exchange but what comes from South America. The evidence of every general election, the daily transactions on the Stock-Exchange, and the history of all ancient trusts, shows the *quid pro quo* may be represented in a less palpable and glittering form than that of the precious metals, or even a Bank-note. But, whatever may have been the coin current on this occasion, whether in the shape of a bolus or a dinner, or a long course of respectful daily greetings of the worshipful body, it seems clear that the transaction is not sufficiently refined to escape the cobwebs of the law; and, no doubt, the intimation of the Commissioners that the grant would be void in a court of equity, will tend, though remotely, to deteriorate the value and disturb the enjoyment of the section of *terra firma*, wrongfully dis-severed from the hospital estate.

THE FREE GRAMMAR-SCHOOL.

This school was founded and first endowed by *Thomas Chipsey*; who, in the 33d of Henry VIII. conveyed to nineteen trustees various manors, messuages, and lands, in Holcutt, Cotton, and Pisford, in Northamptonshire, of the yearly value of £9 : 17 : 5, on trust, that, after his death, they should provide a fit person to teach grammar within the town of Northampton, to such boys and persons as might desire to freely learn the same, and that they should pay, yearly, to the master £9, and to such boys as should be nominated by the masters or wardens of the fraternity of the Blessed Mary, in the church of All Saints, in the town of Northampton, to sing and celebrate divine service in the chapel of the Blessed Mary within the church, 10s. a-year, and that they should, with the residue of the revenues and profits of the premises, repair and maintain the pavement within the market-place of the town.

In the same year, the Corporation granted a messuage, in

Bridge-street, belonging to the fraternity of the Blessed Mary, for the residence of the master, and for keeping the school; and it was covenanted with the founder that the master should keep the premises in repair; also, that his successor should be appointed by the mayor, bailiffs, and commonalty; and that if the schoolmaster should, at any time, be negligent in the duties of his office, and after warning given him should not amend his conduct within one month, he should forfeit 20s. and if he should not amend his default within two months after such warning, it should be lawful for the mayor and commonalty to remove him from his office.

By an inquisition, and a decree of commissioners of charitable uses, which was confirmed, by a decree of the Court of Chancery, in 1634, it appears that part of the estate at Holcutt had become mixed with the land of strangers, and it was directed that such should be separated from the charity-estate, and

the other part of the property the bounds of which not be clearly ascertained, the messors should, in consideration of the enjoyment of the property yearly to the trustees of the charity the sum of £10. The property derived under the grant of 33d Henry VIII. is in part of a close at Holcutt, containing 6a. 2r. and the remainder forms part of an estate of land at Cotton-end and other land, derived to the Corporation under another

It does not appear that the property given by Chipsey has been conveyed to any new feoffee since the date of the decree, nor several years past that of the estate which is situated at Holcutt, including the rent of £10, has been set off for, and the revenue arising therefrom has been received by, the master of the free grammar-school, in lieu of his yearly stipend of £9. The land at Cotton-end, together with the property at Pisford, have been granted by the Corporation of Northampton for the ulterior uses mentioned in the foundation-deed. With regard, however, to the reparation of the pavement in the market-place, the Corporation, in lieu of such payment, pay an annual sum, by an act of parliament, to the commissioners appointed by such act to paving the town of Northampton. The land at Holcutt, together with the several payments, amounting together to £100 yearly out of lands at Holcutt, is let on lease to William Wood, at the yearly rent of £100 being the full annual value. In respect to the messuage in Bridge-street, the masters of

the school have not had possession of it for a very long period, and it is unknown how long they have ceased to possess the same. The messuage seems to be one of five small houses in Bridge-street, which are let by the Corporation at the yearly rack-rent of £8 a-piece.

By an instrument, dated in 1557, it appears that King Philip and Queen Mary having placed at the disposal of Cardinal Pole the church of St. Gregory, in Northampton, lately appertaining to the dissolved monastery of St. Andrew, the Cardinal, on the petition of the inhabitants, granted the materials of the said church and the site for the erection of a new school; and also a house adjoining the church, for the residence of the master; the house and school to be built and kept in repair by the mayor, elders, and parishioners. The school premises accordingly occupy the site of the church and church-yard of St. Gregory, and consist of a school-house, containing three rooms, a play-ground, and garden, being of the extent, in the whole, of half an acre, or thereabouts; the house mentioned in the grant of Cardinal Pope is understood to be now the same with a house and garden in Gold-street, near the school premises, and which house and garden were occupied before the time of the present master by his predecessors as their habitation. The school premises are in the possession of the master, and are used for the purposes of the school; and the house and garden in Gold-street are let by him at the yearly rent of £26 : 5.

In 1624, Sir *George Sondes* and dame *Jane*, his wife, daugh-

ter and heir of Ralph Freeman, late alderman of London, granted three messuages in Gold-street, and a messuage in St. Giles's Street, to the use of the free-school, and the poor of the town, according to the will of the said Ralph Freeman expressed in his life-time.

The premises in Gold-street, which are opposite St. Peter's church, and now in two tenements, are appropriated to the use of the school, and the premises in St. Giles's Street to the use of the poor; the former are let by the Corporation, and are now in the occupation of John Turner and James Robinson, as yearly tenants, at rents, amounting, together, to £38 a-year, the full annual value. The rents are received by the master of the school.

To the above property are to be added two small tenements, with a garden behind, in Horse-shoe-lane, at the corner of Gregory-street. It is not known how these premises became appropriated to the use of the school. They are let by the master to yearly tenants at rents amounting, together, to £14 : 6 per annum.

The master also receives an annual rent-charge or sum of £1, paid by Mr. Thomas Armfield, in respect of some tenements at North-end, in Northampton, late the property of Dr. Wingfield. The origin of this rent-charge or payment is also unknown.

There is yearly paid to the master by the Corporation an annuity of £4 : 5. This payment appears to have been originally made to Ferdinando Archer, formerly master of the school, and the same, together with a sum of

£30, was granted to deed, in 1695, in consideration of his giving up the use of school premises to an use for the purposes of the school, the duties of which, Ferdinando Archer, from age and infirmity, become unable to perform. The Corporation has ever since continued the payment of an annuity to the master, the time being.

It appears, from the statement, that the emolument of the master, exclusive of the salary derived from the use of the premises retained in his occupation, amount, at present, to £113 : 10, or thereabouts per annum, but he is subject to the cost of repairs of the buildings, and the tenements, which he receives the rent of. It appears, indeed, from C. Pole's grant, that such grant was upon condition that the school and house should be kept in repair at the expense of the mayor, elders, and parsons; but there appear to be adequate means provided for enforcing the performance of this condition as to repairs.

In 1677, *Paul Wen* Esq. granted an annuity for 1000 years, charged on the estates in the parish of Lill Darel, on condition that the same should be employed towards the maintenance of an usher, to be assistant master of the free-school in Northampton, in teaching Latin tongue, and, also, to the scholars good writing, arithmetic; and it was provided that the said Paul Wen, during his life, should be the usher; and that, at his decease, the mayor of Northampton and deputy

; and, in default of recorder, the person be owner of the millington Darel, the the parish of All Northampton, and of the free-school, or of them, should no-usher.

ity of £20 is received r of the school from of the proprietor of subject to the charge. ster is appointed by bailiffs, and burgesses mpton; and the su-ice of the school and s entrusted to a com-e Corporation, yearly for that purpose.

ool has always been a grammar-school, by roperly qualified for . During the time of it master, there have nently ten or twelve the foundation, and, *average, the number of , at present, there are* E. The boys are ap-

y the committee, and ed before admission; re required only to be ad a chapter in the . The boys are in- a Latin and Greek, ciently advanced, and grammar, writing, and

. They are instructed scholars taken by the which he usually has, care, about *thirty* and the same number olars, children of per- g in Northampton.

omplaint is made of scholars being treated mess and severity; but less of the number of lars, it seems, *may be* , *ascribed to the same*

cause which operates in the case of most grammar-schools, namely, that to those persons who are desirous of having their sons educated gratuitously, a commercial education is more an object of desire than instruction in classical learning; and the Commissioners found it represented as a grievance that the latter is too much insisted on by the master in the school. As the school appears, from the endowment and usage, to be regularly a grammar-school, it seems that the master's duty requires him to maintain its character in that particular; but as usage, also, and the usher's endowment, entitle the free-scholars to some degree of instruction in the lower branches of learning, it is right that instruction of that kind ought to be afforded to as great an extent as is not inconsistent with the principal object of the institution, and is given by the master and usher to the boys whose education is paid for by their friends.

The master complains of the conduct of some of the parents of free-boys, in preventing or not insisting on their regular attendance; and he represents that boys not sufficiently qualified are admitted on the foundation as free-scholars.

On these subjects of complaint, when they occur, it seems that application should be made to the governing-committee; and that their duty requires them as well to countenance the master in maintaining proper discipline and enforcing due attendance, as, also, in permitting such scholars only to be placed on the foundation as are fairly qualified. The master, however, represents that he has refrained

from appealing to the committee from an apprehension that some of them were interested or nearly connected with persons interested, as the parents of the boys in respect of whom the complaint was made; and the Commissioners recommend, therefore, that the master should appeal to the committee on the occasion requires; and the members of the committee on the particular instance may have a personal interest, and should take no part in the decision.

OBSERVATIONS.

In the course of this Inquiry we have so frequently had occasion to remark on the inutility of free grammar-schools in commercial and manufacturing towns, and the perversion of their revenues and premises to the emolument of the masters, that we shall not, in this instance, trouble the reader with our observations, but refer him to what we have before said on the grammar foundations of Monmouth, Bristol, Bath, Stafford, and London. The Commissioners appear constantly to take for granted that a free grammar school is an endowment exclusively intended for teaching the Latin and Greek languages: we do not know on what authority this interpretation rests, unless it be the mere affirmation of the Attorney-general in the case of the Leeds grammar-school. The preamble to the 1 Edw. VI. which we quoted at page 354, and which was passed about the time when most of these institutions were established, seems to import much more general purposes, and embraces the chief points intended by every act of instruction—namely, the “education of youth in virtue and good learning. But, whether this be so or not, there is an obvious utility in the Commissioners leaning to a liberal interpretation of their uses at the present day, and in not tying them up to the limited purposes to which mere pedants, lawyers, and interested persons would restrict them.

THE CORPORATION CHARITY SCHOOL AND THE EARL OF NORTHAMPTON'S GIFT.

This school was originally established about the year 1753, by means of a subscription.

The property permanently appropriated to its support consists of a portion of the rent of an estate at Bugbrook, and a rent-charge of £26 per annum given by *Gabriel Newton*. The estate at Bugbrook was purchased with legacies of £200, bequeathed by *Joseph Woolston*, and £100 by *Dr. William Stratford*, for the charity-school, and the sums of £1000 and £200, given by James Earl of Northampton, to be applied for the benefit, and by the order of the Corporation of Northampton; and the estate was conveyed to the mayor, bailiffs, and burgesses, upon trust, that they should pay, to the treasurer

of the charity-school, on the part of the rents and profits of the premises, for the benefit of the school, in such manner as the mayor, and such of the burgesses as should have been mayors, or the major part of them, should direct; and, in further trust, to apply two-thirds of the rents and profits in clothing such a number of poor freemen of the town of Northampton as should be sufficient for that purpose, and in giving to each of them one shilling per annum, to be paid by the mayor, and the burgesses, who should have been mayors, or the major part of them.

The property at Bugbrook consisting of a farm-house,

, several cottages, and Or. 24p. of land, was let, in 1761, to James Watts, at an early rent of £284.

Abriel Newton, in 1761, set an annual rent-charge of issuing out of freehold in the county of Leicester, clothing and educating twenty poor boys, then called Green Coat Boys, in the Corporation charity-school. This charge is regularly received, and the treasurer of the school, the Corporation of Leices-

The validity of the donation was, for some time after the death of Mr. Newton, disputed by his heir-at-law, but ultimately established by a decree of the Court of Chancery, and the arrears recovered and a sum was laid out in the purchase of £150, Four per Cent. annuities.

The funds arising from the estates mentioned are inadequate for the maintenance of the establishment, and the Corporation, for a better support, have appropriated the rents of two warehouses under the school, and contribute, out of their own funds, an early sum of £69 : 2 : 6.

A new school, and a house for the master, were erected, a few years ago, at the expense of £1000 and upwards, which was paid by the Corporation, out of their own disposable funds.

There are fifty boys clothed and educated in the school, according to rules and orders, in 1761, settled by a committee of the Corporation, appointed for that purpose in 1808.

One of the aldermen acts as treasurer. The funds are carried in a separate account, and there are thereout a salary to the school-master of £84 per annum,

the expenses of clothing and supplying the boys with stationery and other requisites, and the charges of repairs of the school. There are, also, paid the expense of providing suits of clothing, every year, for twenty poor freemen of Northampton, and the allowance of 10s. to each of them. The accounts are yearly audited and examined.

SILLESBY'S CHARITY.

Matthew Sillesby, by will, in 1662, devised to trustees a messuage in Newland, in Northampton, a tenement in the Horse-market, an orchard or garden in St. John's Lane, and a close or ground in St. Edmund's End, in the parish of St. Giles, upon trust, to convey the same to the Corporation, to the intent that they should repair the messuage in the Horse-market for the habitation of two poor widows or widowers, natives of Northampton, and more especially of the parish of All Saints, to be chosen by the mayor and aldermen, or the major part of them, and that the rents and profits of all other the premises should be equally divided between the two poor people.

The estate consists of a close in St. Edmund's End, a messuage in Newland, two tenements in the Horse-market, and a small piece of ground, (quantity not known,) let to Alderman Holt. The rents amount to £58 : 2. After deducting for repairs, &c. they are divided between two widows, chosen by the mayor and aldermen. It has not been usual for the widows to reside in the messuage in the Horse-market; but it is intended that in future they should be required to do so.

NEALE'S CHARITY.

In 1597, *John Neale* devised for "the refreshment of the poor of the town," the rents of his messuage, called the Swan, in Northampton, in a street called the Old Drapery, and of his tenement in the Old Drapery, on trust, to the Corporation, that the chamberlain should every Sunday in the year give to thirteen poor people 2s. 2d.

The annuity of £5 : 12 : 8, charged on these premises, is received by the chamberlain, who pays by the hands of the parish clerk to thirteen poor widows 2d. each every Sunday. The premises are now occupied by Richard Hall and Miss Hannah Wilkinson, the respective proprietors thereof.

ST. THOMAS'S DAY CHARITY.

Agnes Hopkins, in 1593, devised to the Corporation two tenements, with an orchard and garden, in Saint Giles's Street, to the use of the poor, "to be refreshed" of the rents and profits at Christmas and Easter. These premises now consist of a capital messuage, orchard, and gardens, held by Francis Humphries, under a building or improving lease, for fifty-one years from 1776, at the yearly rent of £2 : 10.

Pursuant to the will of *Henry Prior*, the yearly sum of 25s. for the poor of the town, and 5s. yearly to the mayor and chamberlain for distributing the same, were charged on certain premises, and granted to the mayor and ten other trustees. The premises subject to this annuity consist of several small houses and a close of two acres, or thereabouts, the property of Mr. Richard Howes.

The yearly sum of £29, which

passes by the name of St. Thomas's Charity, and is made up of the rent of the premises in St. Giles's, the annuity of 25s. and a customary payment, made by the chamberlain, from the funds of the Corporation, the commencement of which is unknown, is distributed on St. Thomas's Day by the mayor and aldermen, among poor people of Northampton, in such sums as they think proper, each taking an aliquot part, and distributing the same at his own discretion.

An annuity of £4, given by *Beatrice Owen*, and charged on premises now the property of Johnson, is also distributed with the £29 on St. Thomas's Day.

RICHARD WHITE'S CHARITY.

Richard White, in 1691, devised half a yard land in Duston, to the Corporation, upon trust, yearly, on St. Thomas's Day, to dispose of the rents to poor widows or poor men, inhabitants of Northampton, at their discretion, by 10s. each, as far as the rents would reach; and he also devised to them a garden in Cow-lane, in the parish of All Saints, and another garden in the parish of St. Peter, in trust, to dispose of the rents to two poor widows, by equal payments, for their weekly support, one to be of the parish of St. Peter.

The premises at Duston consist of two closes, containing 28a. 2r. 38p. which were let by auction to Joseph Thompson, for seven years from 1818, at the rent of £80. The rent is received by the mayor, and distributed by the mayor and aldermen, at Christmas, to poor widows or poor men, not known to receive parish relief, in sums of 10s. each. The garden is

is let to James Dunk-
 arles Whitworth, and
 lillyard, for seven years
 19, at £20 a-year; and
 den in St. Peter's parish
 Edward Pittom, for se-
 ars, at £8 per annum.
 rents last mentioued are
 l by the chamberlain, and
 ided by him, under the
 a of the mayor and alder-
 between two poor widows,
 whom is of the parish of
 or.

WADE'S CHARITY.

Origin of this charity is un-
 It is an annual payment
 out of the revenues of
 poration, whereof £1 is
 he minister of All Saints,
 arity sermon, 13s. 4d. to
 chwardens, for distribu-
 ong the poor, and 3s. 4d.
 lerk, and the like to the

MARRIAGE GIFT.

as *Crasswell*, in 1606, be-
 d £50, the interest to be
 early towards the prefer-
 a poor maid of North-
 in marriage.
 supposed that the legacy
 d to the Corporation, £3
 being annually allowed
 their revenues, to the
 or the time being, for the
 of a poor maid of North-
 . The mayor pays the
 to some poor servant-
 hosen by himself; it is
 ired, however, that the
 ould be under contract
 iage.

CKERING'S ESTATE.

was given by *Edward*
 ng and *Dorothy*, his wife,
 , but the deed is not to
 d.

VIII.

Part of the property was given
 for the poor of St. Thomas's Hospi-
 tal, and the other part, which was
 given for the poor of All Saints,
 consists of a house at the south
 corner of the Horse-market,
 which was let by auction, for four-
 teen years from 1819, to Thomas
 Dainty, at the annual rent of
 £7:17:6. The rent is received
 by the mayor, and applied by
 him and the four other magis-
 trates, on St. Thomas's Day,
 amongst the poor of the parish
 of All Saints.

ACHAM'S RENT-CHARGE.

An annuity of £8 was given by
Anthony Acham, in 1630, for the
 relief of the poor, charged on the
 manor of Assarby, *alias* Aster-
 by, and divers messuages and he-
 reditaments in Assarby, Goules-
 by, Ranby, and Stannygott, in
 the county of Lincoln, to be be-
 stowed in wheaten bread, twenty-
 six shillings and eight-pence
 worth, upon every last Sunday
 in March, May, July, Septem-
 ber, November, and January.
 The rent-charge is received by
 the chamberlain, and laid out in
 the purchase of bread, which is
 distributed by the Corporation
 upon the last Sunday in each
 of the months of March, May,
 July, September, November, and
 January, yearly, at the four dif-
 ferent churches in Northampton,
 amongst the poor.

FREEMAN'S CHARITY.

This is an annual payment of
 £2:12, for providing bread to
 the poor, the origin of which
 does not appear. [Probably paid
 out of the property left by Sir
George Sondes to the grammar-
 school, and mentioned by the
 Commissioners in their account of
 that foundation. See p. 443.]

is customarily paid by the Corporation in respect of real property belonging to them, and is added to and applied with the produce arising from Acham's charity.

IVES'S CHARITY.

Robert Ives, in 1703, bequeathed to the Corporation £100, in trust, to be invested in lands, the rents to be applied as follows :—20s. a-year to be paid to the minister of the parish of All Saints, on New Year's Day, for a sermon, and the remainder to be applied, by the mayor and recorder of Northampton, with the minister of All Saints, for buying four warm garments, for two old poor men and two old poor women of the same parish, to be delivered on New Year's Day.

The sum of £100 was laid out in the purchase of a rent-charge of £5 per annum, secured on a meadow called Mill Holme, now belonging to the Corporation. The rent-charge is received by the chamberlain, and is applied according to the directions of the will; the expense of the clothing, when it exceeds £4, being defrayed out of the funds of the Corporation.

BALL'S CHARITY.

John Ball bequeathed to the Corporation £50, and directed the interest to be applied in clothing six poor widows of the parish of All Saints, on St. Thomas's Day. A bond was given by the Corporation for the due application of the interest, and six widows are clothed by them at St. Thomas's Day; but, as the interest of the £50 is insufficient, the extra expense of the clothing is defrayed by the Corporation.

ALLEN'S CHARITY.

John Allen, in 1822, bequeathed to his executors £1000, in trust, to put the same to interest, and apply the interest for the benefit of any charity within the town of Northampton, as the trustees should think proper.

The sum of £900, the amount of the legacy, after deducting the duty, was laid out on the lease of a parcel of ground in the parish of St. Sepulchre, Northampton, the property of the mayor, bailiffs, and aldermen: and by a deed of conveyance was declared by Hugh Hill and others, the trustees to whom the mortgage was made, that the sum of £9, part of the interest of the £900, should be paid to the trustees of Beckett's and Beckett's charity in Northampton, and that a sufficient part of the residue of the interest should be applied for clothing three additional freemen on the first of May, and giving them each with their clothes; and the remaining surplus of the interest should be applied in clothing and educating such an additional number of poor boys in the Corporation charity school, as might be found practicable.

By means of this gift, six poor freemen are supplied with clothing, and an allowance of 10s. apiece; and four poor women have been added to the number of fifty, clothed and educated in the charity school.

GEORGE NORWOOD'S CHARITY.

George Norwood, in 1686, bequeathed to the Corporation all his lands and hereditaments in Northampton Parish-fields, and at Kisbury, upon trust, to pay moiety of the rents and profits

churchwardens and over-
the parish of All Saints,
a moiety to the church-
s and overseers of the
of St. Giles, to be em-
in putting out two boys
in each parish, and
by the mayor and al-
and the minister, church-
s, and overseers of the
parishes) apprentices
the testator's kindred
referred before any other,
born in the town or
re.

estate at Kislingbury con-
a meadow containing
twelve acres, which was
in action on lease to Joseph
son and Joshua Cooch,
for years from 1818, at
a yearly rent of £61.

Corporation have also,
at length of time, been
in possession of several parcels
called the Hyde, in the
of Roade, the rents of
have been received by
their body appointed
for Norwood's charity;

original acquisition of
property is unknown. Two
lots of land, containing
about thirty-six acres,
were lately awarded in lieu
of lands at Roade, and they
were by auction on lease to
William Pittom, for twenty-one
years from 1817, at the rent of

rents of the two estates
were added to one account. There
was to the parish officers of
the respective parishes
of St. Giles and St. Sepulchre
sums of £2, which sums are
distributed among the poor of
the parishes under the name of
St. Giles Money, and the re-
mainder of the rents is disposed
of by the treasurer, under the

direction of the mayor and al-
dermen, in putting out poor boys
as apprentices, the sum given with
each apprentice being £10, of
which £5 is usually paid at the
commencement of the apprentice-
ship, and the remainder at the
expiration of the first three years.
The funds are wholly applied in
this manner.

EVANS'S GIFT.

The date of this gift is not
known. It consists of £500,
given by *John Evans*, the interest
to be employed in putting out
poor boys of Northampton ap-
prentices. There is no account
how the legacy was disposed of,
but the yearly sum of £30 is re-
gularly paid by the Corporation,
and applied in putting out ap-
prentices in the same manner as
the funds arising under Nor-
wood's charity, and other bene-
factions for the like object.

LOAN CHARITY OF SIR THOMAS WHITE.

The Corporation of the city of
Coventry are trustees of the
estates destined to the support
of this institution. It was founded
by *Sir Thomas White*, merchant-
tailor of London, who, in 1552,
purchased of the Corporation of
Coventry, for £1400, certain
lands and rent-charges in the city
of Coventry and county of War-
wick, of the yearly value of £70,
under an indenture of the same
date, made between the Corpora-
tion and the master and wardens
of the Merchant-Tailors' Com-
pany, London, by which it was
covenanted that the former, after
the death of *Sir Thomas White*,
should yearly give and pay of
the rents and profits of the said
lands the sum of £70. The uses
to which this annuity was ap-

propriated will be more particularly detailed in the account to be given of the charities under the administration of the Corporation of Coventry, and we shall, in this place, confine ourselves to the portion of the charity which concerns the town and Corporation of Northampton.

In the deed mentioned above it was settled the Corporation of Coventry should pay the sum of £40, once in every five years, to the mayor, bailiffs, and commonalty of Northampton, on trust, that they should lend the same in equal portions to four young men of the town for nine years, the latter finding sureties for the repayment at the expiration of the term, when it was to be lent, in like manner, to four other young men. At the end of one hundred years, the £40 received every five years was to be lent to one young man under the like circumstances and securities as before limited to the four young men. The loans to be advanced interest free, and not to be repeated, at the expiration of the term, to the same individuals; who were chiefly to reside in the town, and give security not only for the repayment at the end of nine years, but within one month after their decease, if such should happen within the specified period.

In 1695, an information was filed in the Court of Chancery, by the attorney-general, at the relation of the Merchant-Tailors' Company, against the Corporation of Coventry; and the question in the suit was, whether the surplusage of the rents and profits of the estates, over and above the £70 per annum, should go for the benefit of the charity or to the city of Coventry? Upon

the hearing of the case was ordered to be debated, but, in the year 1702, a writ was issued from the House of Lords, which was reversed, their Lordships being of opinion that the value of the land was not to be applied towards augmentation of the several and appropriations.

Since this determination a proportion of four-sevenths of the clear yearly rents and profits of the estates has continued to be paid, once in five years, to the Corporation of Northampton. In 1712, the gross rents and profits of the estates amounted to £858 : 15 : 4; and, in consequence of the great increase of the rents and profits, and of the accumulation of augmentation once in five years, it was found that the sum required for the control and care of the Corporation, to be applied towards the loans, amounted to £10,087 : 10 : 0; a ninth part of which was to be disposed of in fresh loans, to prevent great inconvenience was found to be, in a great measure defeated, from the loans being confined to so small a sum as £50, the Corporation filed an information in the Court of Chancery, for the purpose of obtaining the authority of the Court, for increasing the sums to be lent, by a decretal order, in which it was settled the loans should be augmented to £100. The authority of this decretal order, of administering the charity, has been to lend out so much of the fund as yearly comes to the loans of £100, to such persons as are elected by a majority of the members of the Corporation, each person giving security by two sureties, or by magistrates.

' double the value of
r repayment of the
se years, if the party
long live or reside in
n; and, in case of
removal from North-
money is called in at
month.
on the practice of the

Corporation of Northampton to
print occasional statements of
their receipts and disbursements
on account of the charities under
their administration. In the last
of these printed statements the
account of Sir Thomas White's
charity was as follows:—

SIR THOMAS WHITE'S CHARITY.

RECEIPTS.	£	s.	d.
d from Coventry, at sundry times, from the 1608 to 1817 (including interest, as by the port, for bonds held beyond the expiration e years).....	13,897	11	7
d for interest of the fund, which accumu- during the application to the Court of ery for increasing the loans from £50 to each, pending which no loans were put nd for interest on bonds held beyond the tion of nine years, since the last report....	248	9	3
dividend on the money formerly lent Wm. , a bankrupt.....	13	15	0
	£14,159	15	10

DISBURSEMENTS.	£	s.	d.
securities now outstanding and to be ac- ed for.....	18,050	0	0
v-charges, fees, and likewise expenses of ys to Coventry to receive money from e at forty-four different times, the costs of rties in the Chancery-suit for increasing the from £50 to £100 each, and also other ntal expenses	1,691	13	5
bankruptcies and insolvencies, as by last t.....	198	5	0
the insolvency of W. Wills, the loan to him year 1778	50	0	0
hand Michaelmas, 1819.....	175	17	5
	£14,159	15	10

date of this account, received from the Corporation of
fund has been aug- Coventry, in the year 1822.
be sum of £1201:11:7,

OBSERVATIONS.	£	s.	d.
f Sir Thomas White concludes the charities reported by the ers under the control of the Corporation, and the following mnary of each:—			
mas's Hospital.....	780	0	0
e Grammar-School	113	16	0
tion School.....	310	0	0
's Charity.....	58	2	0

	£	s.	d.
Neale's Charity	5	12	6
St. Thomas's Day Charity	29	0	0
Richard White's Charity	108	0	0
Wade's Charity	2	0	0
Marriage Gift	3	0	0
Pickering's Estate	7	16	6
Acham's Rent-charge.....	8	0	0
Freeman's Charity	2	12	0
Ball's Charity, interest of £50			
Allen's Charity, about.....	50	0	0
Norwood's Charity.....	111	0	0
Evans's Gift.....	30	0	0
Sir Thomas White's Charity, yearly, about.....	240	0	0
	<hr/>		
	£1858	8	0
	<hr/>		

It seems, from this statement, the revenue annually disbursed on account of the charitable trusts of the Corporation amounts to £1858 : 8, which is a considerable sum, considering the population of the town, amounting only about 10,000 inhabitants. The Corporation acquired a prominent notoriety during the last general election by voting a part of the corporate funds to a candidate to represent the town, pledged to the support of the existing administration. This extraordinary transaction, so far from being disavowed with shame is, we understand, admitted and defended by every member of the worshipful body, except one solitary individual. It is alleged, that £1000—that was the precise sum—so appropriated was a part of the corporate funds of which they had an uncontrolled power to dispose as they pleased. What funds a corporation can have over which it possesses this discretionary authority we cannot imagine; we always understood the revenues and funds of every corporation were devised for certain specific purposes, and they could not be legally applied to any other. The corporation of a town is a public body instituted for the government, regulation, and advantage of all within the bounds of its jurisdiction, and holds the same relation to the freemen and inhabitants that the national government holds to the people at large. In that capacity it can have no private funds to appropriate to men's personal purposes, no more than the government of the country could apply the produce of the public taxes to their own individual emolument. The sources from which the funds of a corporation are mostly derived are charitable donations, or grants of land, tolls, and market-dues for public works. Had the former of these been applied to buy up the franchises of the electors there can be no doubt of its being a gross perversion of the intention of the donors, and a similar application of the latter would be no less a deviation from the objects to which they were unquestionably restricted. The only thing which can vindicate the Corporation is their being able to produce some charter or instrument by which it is shown they had a specific sum granted to them for the purpose of being applied to return an individual to parliament. Had they voted the money into their own pockets, the transaction would have been barefaced and revolting enough, and it is no less so when they apply it to any purpose distinct from the general interests of the borough. The corporate funds are the town funds, which is their proper designation, and they can only be justly applied to objects of general advantage to the freemen and burgesses.

A parliamentary committee was appointed last session to inquire into the Northampton business, and a bill was introduced to regulate in future the application of corporate funds; what resulted from the labours of the former we have not heard; the bill was thrown out in the Upper House, on the pretext we have been combating—namely, the exclusive right of corporation

controlled disposal of their funds. The importance of the subject, acts the independence of parliamentary elections, will probably to future discussion. The corporations of most ancient boroughs and city-towns have immense funds under their control, granted principally for works of charity, the repair of churches, highways, and bridges; maintenance of fairs and markets, the keeping in order conduits for supplying the inhabitants with water, and other works of general utility. As an example of Northampton we tolerated the funds left for these purposes will often be diverted to the more tempting object of influencing the return of members of parliament, and thus an influence more powerful than that of the crown or the aristocracy will be allowed to operate on the purity of elections.

PRIVILEGES NOT UNDER THE CORPORATION.

JOHN LANGHAM'S ALMSHOUSE.

The almshouse is a small building adjoining St. Thomas's Church, containing apartments for poor women, and was erected by John Langham, in or about the year 1682. There appears to have been no provision for the support of the almshouse by the founder; but, in 1741, John Langham transferred Four per Cent. Stock to Sir William Langham, Newman, of Preston, for the use of the poor women. In 1741, Mr. Newman, the surrogate, gave up the trusteeship to John Langham, who had lately thoroughly repaired the building, and made some addition to the endowment, the building having been in so decayed a state that only one woman only had been able to live in it.

A memorandum, written by John Langham, some years ago, contains the information of his affairs, after mentioning John Langham's endowment. It is stated that on a certain day the amount of the paying annuity, must be deducted from the quarterly payments to the almswomen, and a sum set aside for repairs.

John Langham pays £12 per annum for the two poor wo-

men, though the stock being now reduced to three and a half per cent produces a yearly dividend of £10 : 10 only, and he has not made any deduction from the stipends on account of the paving tax. He has also paid the expense of some small repairs done to the almshouse since the time of the large repair above referred to.

The poor people appear to have been placed in the almshouse by the parishioners or parish officers of All Saints'; and it seems that the nomination must remain with them until it is discovered that the right belongs to Sir John Langham, or some other person. With regard to the expenses of future repairs, unless they be defrayed by the parishioners, there appears to be no other means of providing for them than such as is suggested in Sir John Langham's memorandum.

There is a sum of £100 given for the use of this charity by widow Waffarne, in 1775. This benefaction was invested in the purchase of stock in the Three per Cent. Annuities, which has been lately transferred into the names of the Rev. William Thursby, vicar of All Saints, Mr. Pickering Phipps and others, as trustees, and the dividends,

as directed by the donor, are laid out in meat, coals, or clothing for poor people in the almshouse.

LOST CHARITY.

No account can be given of a

payment of £4 a-year in of *Whiston's* gift, menti Gilbert's Returns. It been received for many nor is it known from was received.

PARISH OF ALL SAINTS.

It appears, by an entry in the vestry-book of the parish of All Saints, that Mrs. *Sargeant* gave the rent of a small plot of ground, in Cow-lane, for the clothing of two poor widows.

This property consists of a garden of about one-third of an acre, in Cow-lane, in the occu-

pation of Mr. Thomas as yearly tenant to the wardens, at the annual £6, which is nearly the value.

The rent is duly app the churchwardens in p clothing for poor women.

PARISH OF ST. GILES.

THE FEOFFMENT ESTATES.

These estates were conveyed to fifteen feoffees, pursuant to a decree of the Court of Chancery, in 1802, at the relation of Hardy and others, informants, against Kirby and others, defendants, and are described as lands and meadows in Rothersthorpe, left by one *Edward Watson*, in 1548; two cottages in Cock-lane, Northampton, left by *Thomas Stone*, in 1589, and certain lands and messuages in the parish of Dunston, purchased out of a legacy left by *Nicholas Rothwell*, about the year 1662. These several properties will be more particularly described below.

The trusts, subject to which they were conveyed, according to a scheme approved of by the Court, were, to pay out of the rents and profits to the vicar of St. Giles, according to ancient custom, the annual sum of £15, which sum of £15, and £5 a-year, directed by the will of *Arthur Gooday*, in 1692, to be paid to such vicar for reading prayers at the church of St. Giles's on two working days in

every week; to the cler parish of St. Giles, the £2 a-year, and to the £2 : 3 : 4 a-year, as a pense for their attenda extra services twice ever and on every Sunday year; and, upon furth to apply the residue of t and profits in placing children of the poor of th of St. Giles apprentices such other manner as st thought most beneficial poor people of the pa should not have received lief from the church or rates for twelve mont ceding, and for such oth and charitable uses wi parish as the feoffees, or jor part of them, shoul proper. It was also the feoffees should, ann a vestry-meeting to be the purpose in the wee Christmas-day, produce count of the receipts and of the charity estates, application thereof, for spection of the inhabitan

suror should be appointed
majority of the feoffees,
should annually pass his
nts before them previous
in vestry-meeting; that the
es should be at liberty to
e the charity estates for
number of years not exceed-
renty-one, at the most im-
d rent, and that they should
three weeks' notice to be
by advertisements of their
ion to meet for letting the
ses; that the expenses of
meetings of the feoffees in
year for transacting busi-
relating to the charity es-
should be paid out of the
ty funds, and at all other
ngs they should pay their
expenses; and that at nei-
of such two meetings there
d be allowed more than 15s.
e expenses of the day; that
art of the moneys arising
the charity should be ap-
otherwise than in making

the several annual payments,
and for the use and benefit of
the poor children and poor of
the parish, except the charges
of preparing new trust-deeds
and other necessary expenses
respecting the charity estates;
that if any feoffee should derive
any personal advantage, he should
be disqualified from acting, and
a new trustee should be elected
in his place; that when eight of
the feoffees should be dead, or
not be resident in the parish, or
be incapacitated, a new feoff-
ment should be made by the
surviving feoffees residing within
the parish to so many new
feoffees as should make up the
number to fifteen, such new
feoffees to be chosen by the sur-
viving feoffees out of the inhabi-
tants residing within the parish.

The estates, and the letting
and rental thereof, are as fol-
lows:—

At Rothersthorpe:—

A messuage and home close, with outbuildings, and also an allotment
a. 3r. 8p. of land, now in the occupation of Samuel Dunkley, under
e for twenty-one years, at the annual rent of £106.

A public-house, in the occupation of Thomas Ward, as yearly tenant,
rent of £6 : 6, the full annual value.

In the parish of Duston:—

A parcel of land, in five closes, containing thirty-four acres, let to Wil-
Manning, on lease, for fourteen years, at the yearly rent of £5.
land was let to the highest bidder.

In the town of Northampton:—

A house in Cock-lane, in two tenements, let to Arthur Wright, as
tenant, at the annual rent of £8.

A piece of land of somewhat less than half a rood, in St. Edmund's
in Northampton, let to William Dunkley, as yearly tenant, at £2 : 2
num.

A close in St. Edmund's End, of somewhat less than an acre, let
nuel Law, as yearly tenant, at the yearly rent of £8, the full annual
is.

A messuage in Abington-street, in the occupation of a person named
comb, and for a term of twenty-one years, at the yearly rent of £1.

Another messuage in Abington-street, on the south side, separated
the former by a gateway, in the occupation of Francis Marriott, as
see of a lease for ninety-nine years, at the yearly rent of £10.

And last, a house in Abington-street, with a yard and garden, in the
ation of Mrs. Cliff, as assignee of a lease for ninety-nine years, at the
y rent of £10.

dens, and orchards, in College-lane, the Gutts, and Gold-street, upon trust, to distribute, yearly, £5 among the poor of the parish of All Saints, 40s. among the poor of St. Sepulchre's, 40s. among the poor of St. Giles's, and 20s. among the poor of St. Peter's, such as, in the discretion of the trustees, should stand in most need; and that the trustees should, yearly, pay 20s. for a sermon, to be preached in Northampton, on the Thursday after

the Purification; and the residue of the rents to be distributed to the poor of the town. An account of the administration of this charity to be given to the mayor and aldermen every three years; and the number of trustees, when reduced to two, to be filled up to six or seven, one half to be chosen by the mayor and aldermen, the other half by the surviving trustees.

The property consists of the following particulars:—

1. A house, with a small garden, in College-street, and some wool-warehouses, let to George Baker, on lease for twenty-one years, from 25th of March, 1812, at	£	s.	d.
	25	0	0
2. Three small tenements, in College-street, let to William Hopkins, on lease for twenty-one years, from 1811, at	25	0	0
3. A garden, in College-street, let to Ann Russell, at	1	0	0
4. A house on the Market-hill, (being that described as in the Gutts,) occupied by — Warren, under a lease for twenty-one years, at	4	0	0
5. A house and garden, in Gold-street, at £7 a-year, and a house and garden, in Gold-street, in the occupation of Joseph Farren, at £7 a-year, both included in a building-lease, for ninety-nine years from 1808, at	14	0	0
6. A garden and some stables, adjoining the street called St. Catharine's, near to College-lane, and attached to the Rose and Crown Inn, under a lease for ninety-nine years, at	1	0	0
	<hr/>		
	£70	0	0
	<hr/>		

The last-mentioned premises are worth £20 a-year; and, the lease being deemed imprudently granted, a suit was instituted in Chancery, in 1812, to set it aside, in which £165 has been expended, and the litigation still continues.

The revenues of the charity, after paying to a clergyman, for a sermon, £1, to the clerk and sexton of the church 10s. and to a person, for collecting the rents, 10s. are divided among the trustees, each of whom distributes his share among poor persons of the town of Northampton, giving to the poor belonging to each of the parishes larger sums than those specifically appropriated to the poor of

such respective parishes by the deed.

HELMDON AND DENTON ESTATES.

William Stratford, D.D. by will, in 1753, gave to the poor housekeepers and other poor, and to put out poor boys and girls apprentices, within the parish of All Saints, in Northampton, £500, to be disposed of at the discretion of the minister and

wardens and two trustees; gave £500, for similar use, to the parishes of St. Giles, St. Peter, and St. Sepulchre, in Northampton.

A legacy for the parish of St. Giles was expended in the purchase of an estate at Helmington, Northamptonshire, commencing in 1812, at the amount of £123. It was let to the highest tender; but the rent so received exceeds the annual value of the estate.

It has been necessary to grant an annual abatement, for many years past, as the state of the times has required, being £25 to £30.

For children are placed out as apprentices, with premiums of £10 each, out of the rents, and the remainder of the money is distributed among poor people belonging to the parish of All Saints, by the trustees, vicar, and wardens, each of whom receive an equal part, and distributed among such poor persons as think proper, in occasional relief or otherwise.

A legacy of £500, for the use of St. Giles, St. Peter, and St. Sepulchre, together with an additional sum of £30, was put in the purchase of an estate at Denton, which now consists of a barn, homestead, 7a. of land at Denton, and was sold to James Rogers, as yearly tenant, at the annual rent of £30, the full annual value.

The clear rent is divided into equal portions, one portion appropriated to each of the parishes. The portion paid to the minister and churchwardens of St. Giles's has always been distributed, partly in money and partly in bread, among the poorest

people of the parish. The portion appropriated to the parish of St. Peter has been applied, in the first instance, for putting out apprentices, when required, and, when not required for that purpose, in a distribution of money among the oldest poor persons, being householders. And, in St. Sepulchre's parish, the money is added to and applied with the rents of the parish closes or fee-farm estate in that parish, in putting out apprentices.

WOOLLASTON'S CHARITY.

This is a rent-charge of £2 : 10 a-year for the poor of Northampton, given by *Samuel Woollaston*, in 1666, payable out of premises in Northampton, lately belonging to Mr. Percival, banker, and now the property of Mr. Masters, builder. The rent-charge is regularly paid and distributed among poor people.

CLIFFORD'S RENT-CHARGE.

Rebecca Clifford, in 1719, devised to Thomas Ward a messuage and liquorice-ground, in Northampton, in trust, out of the rents to distribute, yearly, on Christmas-day, £10 among poor inhabitants of the town, by age or infirmity reduced to want, and receiving no weekly or other relief of the parishes, in money or such things as the devisee and his heirs male should think most conducive to the testatrix's charitable intent; she also gave her messuage in the Drapery, upon trust, on the 1st July and 1st of January, yearly, to pay £10, in equal portions, between two poor wives or widows of members of the Corporation.

The premises subject to the payment for poor inhabitants of Northampton, and which are

of a dwelling-house and garden in St. Giles's Square, have become vested in Mr. Birdsall, by whom the £10 a-year is distributed among poor inhabitants of the town at Christmas, the heirs male of Thomas Ward (if any of the family remain) not having for a long time interfered in the charity. The property subject to the other payment, now consisting of a house and premises in the Drapery, belongs to Mr. Osborne, by whom the £10 is given to two poor women, being wives or widows of members of the Corporation.

BUGBROOK ESTATE.

James Bracegirdle, in 1633, left to the poor of the parish of All Saints 20s. yearly, and to the poor of the parish of St. Sepulchre the like yearly sum, to be paid out of the annual sum of £31:5, issuing out of the lands of Thomas Reeve, in Bugbrook, to be distributed on St. Thomas's Day, yearly, at the discretion of the churchwardens and overseers of the poor of each of the said parishes, and among the poorest sort of people.

This annuity of £31:5 is payable out of an estate at Bugbrook, belonging to Henry Cadwallader Adams, Esq. and there is received, annually, by the churchwardens of All Saints and of St. Sepulchre, respectively, the sum of 16s.—4s. being deducted from each annuity for land-tax. The money received is distributed by the churchwardens among the poor.

WHITTON'S CHARITY.

This is the interest of £100, Four per Cent. Annuities, purchased with a legacy bequeathed by *Edward Whitton*, who died in 1774, for providing bread for

poor persons of the four in Northampton. The standing in the names Mynords, Thomas Armfi William Birdsall, and of Nippin, since deceased, w churchwardens of the four parishes in 1814, when it was transferred into their hands. The dividends are applied in purchasing bread, £1 for the each parish.

GREAT-COAT CHARITY

Jonathan Warner, in 1717, gave £60, for providing coats for four poor men of Northampton, upon every year's Day. In 1825, the sum was augmented by the bequests of *Christopher Smyth* so as to produce £200, Ten per Cent. which were transferred to the name of Benjamin Hill, Edward V William Tyler Smyth, and John Hughes, and a declaration of trust has been executed, declaring that the stock is held in trust for the purposes mentioned in the testator's will respecting the £60, and containing a power for the appointment of trustees when necessary. For the coats used regularly to be provided for four poor men, and intended that the dividends of the £200 stock, as received, should be applied for the same purpose on New-year's Day.

CLOTHES' CHARITY

John Shortgrave, in 1717, bequeathed £350, upon trust to apply the interest, at Christmas, in providing a hat, coat, pair of breeches, stockings, and pair of shoes for each of such six poor persons of Northampton as should,

as, be considered most objects of charity, and be the most constant frequenters of the public worship; and it was directed when the trustees should be reduced to three, they should sit with two other trustees, and the vicar of All Saints for the time being should always be one. A sum of £428:10:3, Newer Cents is standing in the name of the present trustees, Joseph Smyth, Esq. Henry Smyth, M.D. William Sutton, William Tyler Smyth, Esq. produces a dividend of £1:8 per annum, for the uses of this charity. Six suits of clothes are annually provided, given to six poor men, chosen by the trustees, each trustee nominating two poor men, and each nominating one. The fund is insufficient to purchase the clothing, the expense is generally about £20, and an efficiency has been made hitherto, by money advanced by Mr. Christopher Smyth, and a balance of £20 is now on that account.

BLUE-COAT CHARITY.

Mr. Driden, Esq. in 1707, gave his inn, called the George, in Northampton, with the appurtenances, to be settled as his charity, with the advice of the mayor and aldermen, should be the most convenient, to charge the uses within the town, requiring an allowance for a sermon to be preached one day in the year, in remembrance of the donor of the charity. It was endowed with the produce of the property to establish a school teaching writing and reading, to be chosen by the mayor and majority of the trustees;

each boy to be clothed with a blue coat, faced with orange colour, with brass buttons, a knit cap, and a pair of stockings of orange colour; and also pay such sums of money as should, from time to time, be directed by the trustees to bind the boys out apprentices. A sermon was appointed to be preached, yearly, on the 3d January, in the parish-church of All Saints, the minister receiving 20s. for his trouble. When the number of trustees was reduced to five, four more were to be appointed.

The charity-estate was from time to time conveyed to fresh trustees, and, in 1800, the George-Inn being in a state of decay, and likely to be untenanted, an act of parliament was obtained for the sale thereof; under this act, the inn was sold, and the nett produce laid out in the purchase of £1674:8:10, Three per Cent. Consols, which is now standing in the name of the accountant-general of the Court of Chancery.

Zachariah Herbert, by will, in 1734, devised a messuage and lands in Burton-Lattimer, in the county of Northampton, to the trustees of Mr. Driden's charity-school, in trust, that they should dispose of the rents of the premises, in placing out boys belonging to the school apprentices to some useful trade or occupation, and advance the sum of £5, and no more, for each boy apprenticed, and should also advance to each poor boy apprenticed £10, at the expiration of his apprenticeship, so as such boy should serve out his whole time to the satisfaction of the trustees.

The property derived under the will of Herbert consists of a

farm, comprising a house, and about seventy acres of land, at Burton-Lattimer, which is let to Mr. Wright, as yearly tenant, at the rent of £100 per annum, being the full annual value. The farm is subject to an annual payment of £10 to the Corporation of Northampton, for the purposes of Daniel Herbert's charity, mentioned below.

The present trustees are Earl Spencer, Samuel Isted, Esq. Sir George Robinson, Bart. Lord Viscount Althorpe, Ralph Cartwright, Esq. Sir James Langham, Bart. and Edward Bouverie, Esq.

Under these charities, twenty boys of the town of Northampton are educated and supplied with clothing, and, on arriving at the age of fourteen years, they are put out apprentice, and receive at the expiration of their service, in case they conduct themselves satisfactorily, a gratuity of £10. The premiums paid with the apprentices are £10 on their being put out and £5 after service of five years.

By an order of the Court of Chancery, obtained in the year 1812, the trustees of these charities were empowered to increase the allowance for placing out boys apprentice as they should think proper, so as not to exceed £20 for each boy; and, under the authority of the same order, the trustees, by application of part of the income of Herbert's charity, have raised the salary of the schoolmaster from £24 to £40 per annum, and the yearly allowance for clothing from about £26 to £46. There are four boys on an average annually apprenticed. A regular account is kept of the income of both the charities, and is examined

once a year at a meeting of the trustees.

The sum of £1 a-year is paid to the vicar of All Saints for a sermon.

GIRLS' SCHOOL CHARITY.

In 1735, *Dorothy Beckett* and *Ann Sargeant* conveyed unto four persons, the deputy-recorder of Northampton, and the vicar of All Saints, their successors, and assigns, a messuage in Bridge-street, with a parcel of ground behind, used for a garden, a small building adjoining the garden, a messuage in Kingwell-lane, in the occupation of William Hackleton, and a garden, or piece of ground, adjoining a messuage in Bridge-street, and a yard adjoining, and a messuage, with the appurtenances, and close of ground, called the Great-hill-field, containing by estimation forty acres, in Eakey, in the parish of Stoke-Goldington, in the county of Bucks, upon trust, after the decease of the donors, out of the rents and profits of the premises, to fit up the messuage in the occupation of Hackleton for a charity-school for thirty girls, to be taught by a school-mistress, who should dwell in the house rent-free; and, in the next place, apply the yearly sum of £30, to clothe the thirty girls in blue cloth gowns and petticoats, shoes, stockings, and linen suitable thereto, such girls to be chosen by the trustees, or the major part of them, from children of inhabitants of the parish of All Saints, the relations of the said *Dorothy Beckett* and *Ann Sargeant* being preferred, and to be eight years of age when admitted, and to be dismissed at the age of fourteen years, or sooner, if the trustees should think fit, to be

and English, and be the Christian religion to the rites of England, and taught plain work; and, first, to employ £4 a-week in providing books and use of the school; 20s. a-year to the sexton for a sermon of St. Andrew; £10 a-year to the sexton, to be chosen out of the parish of Northampton, of a single woman of the church of Northampton, on further trust, to receive the rents and profits of the schoolhouse and premises, and supplying the school with such articles as might be necessary, with a proviso for re-appointing trustees when re-

appointed trustees of this charity were John Beauclerk, Esq. the Rev. Wil- liam Wilby, vicar of All Saints, Esq. and Mr. George Osborne, sen. the school being in a decayed state, it was taken

down, and a new one erected, at an expense of £527, on a more eligible part of the trust-premises. The estates of the charity being likely to be untenanted for want of repairs, an act of parliament was obtained, in 1814, for the sale of them, and power was also granted to the trustees to augment the salary of the schoolmistress, and the allowance for clothing, books, and coals, with permission to employ a master to teach the girls writing and accounts. No part of the property has been sold under the act, except one messuage, with the outbuildings and appurtenances, in Northampton, which was sold for £950. The reason assigned for not proceeding to a sale of the rest of the property is, that the price of the public funds, which was very low at or before the time of procuring the act, was soon afterwards considerably advanced, and that property in lands and houses in the town of Northampton has of late years greatly increased in value. The charity-estates unsold consist of the school-premises, and the following particulars:—

1. A messuage, with out-buildings, yard, garden, and appurtenances, in Northampton, occupied by Charlotte Birdsall, under a lease for twenty-one years, expiring in 1808, at the yearly rent of £17.

This property appears to have been let somewhat below the value. The premises, however, have been considerably improved by the lessee, and are now to be at present worth from £40 to £45 a-year.

2. A messuage, erected building, used as a warehouse, and a room over the messuage, with yard, garden, and appurtenances.

These premises were held under a lease for twenty-one years, which expired in 1825, at the rent of £5 : 6 per annum, and they are now worth nearly £30 per annum.

3. A messuage or tenement, a currier's shop, and other buildings, with appurtenances.

These premises were also held under a like lease with the last, expiring at the yearly rent of £6. They are considered to be worth £10, or thereabouts.

4. Of the premises No. 2 and No. 3 were vested in Samuel Hartup, who proposed by the trustees to let the same to Hartup, who was then a young man, as yearly tenant, at a moderate rent of about

4. A messuage, brewhouse, outbuildings, yard, garden, and appurtenances, occupied by William Waddington, under a lease for twenty years, to expire in 1828, at the yearly rent of £10 : 10. These premises are estimated now at about £20 a-year.

5. A messuage or tenement at Eakey, in the county of Bucks, with buildings and ground, called the Great-hill-field, containing forty acres, let to Hugh Higgins, as yearly tenant, at £42 per annum.

The income of the charity has not been sufficient of late to maintain it upon its proper establishment, and the number of girls was sometime ago reduced from thirty-six to twenty, which latter number is to be continued until the charity is free from debt.

The affairs of this charity have not of late years been successfully conducted. Considerable expense was incurred in procuring an Act of Parliament, which in the event was wholly, or in a great degree, unnecessary. Some of the premises in Northampton have been held at inadequate rents, and a considerable loss has been sustained from the tenant at Eakey.

APPRENTICE-CHARITY.

Daniel Herbert, by will, in 1696, gave £10 a-year for ever, issuing out of his farm at Burton-Lattimer, called Blundell's Farm, which he directed to be applied in putting out poor boys in Northampton apprentices, and giving to each of the boys £10 that should serve out his time faithfully;

his kindred in need preferred.

The trustees of this charity are the incumbent ministers of each of the parishes in the deanery of Northampton, and the minister of St. Giles's, at present, as treasurer. The rent-charge received from the tenant of the estate at Burton-Lattimer, longed to the trustees of *den's* and *Herbert's* charity mentioned above, and the monies applied in apprenticing boys, premiums of £5 each, and giving them rewards of £10 each on leaving service, pursuant to the directions of the will. There is a balance at present in the treasurer's hands of £40.

ST. JOHN'S HOSPITAL.

It appears, from a charter of the 6th of July, in the sixth year of King Charles I. and other documents respecting this institution, that the Lord Bishop of Lincoln, for the time being, is a special visitor of the hospital, and, of course, it is examined from the inquiry of the Commissioners.

CITY OF GLOUCESTER.

CORPORATION OF GLOUCESTER.

THE town of Gloucester was erected into a city and bishopric, in 1541, by charter of Henry the Eighth. The inhabitants obtained several other charters before and subsequently to this period; but that by which the city is now governed was granted by Charles the Second, in 1672, and contains

upwards of £600. By this charter, the Corporation must consist of members, at the least, but must not exceed forty, of which the mayor and aldermen are twelve, and the rest form the common council. Vacancies are filled up by the remaining corporators; and this principle of self-election seems to have been generally introduced into the charters of municipalities granted in this and the three preceding reigns, and was intended, as the charters themselves express, to avoid the tumults which had heretofore attended elections on more popular principles. The mayor, bailiffs, recorder, and chamberlain, for the ensuing year, are chosen on St. Michael's Day, by the electors, consisting of the mayor, aldermen, senior sheriff, and members of the common council. The other principal officers of the Corporation, either by charter or prescription, are the high steward, the recorder, the members of parliament, the town-clerk, and the twelve aldermen, of whom the mayor is chosen. That alderman who was last elected is also the coroner, and president of the hospitals.

The son of a burgher is free-born, and, as such, is entitled to his freedom. A burgher has free common all the year in the Townham and in Portham, a bay is carried away, which franchise was purchased of the abbey of St. Peter, in 1237: also in Oxclose, Meanham, and Little Meadow, after the tithes are taken off. The freemen had, also, anciently, certain exclusive rights of fishing in the Severn. The representatives of the city in parliament are returned by upwards of 2000 electors.

CHARITIES UNDER THE CORPORATION.

HOSPITAL OF ST. BARTHOLOMEW.

This hospital, as a religious charity, appears to have been of ancient date. The oldest document respecting it, in the possession of the Corporation, is a charter of Henry III. dated in 1227, whereby he granted to the mayor and aldermen of St. Bartholomew's certain plots of land in length, and breadth, to be taken from the street, to enlarge their church. These lands were conveyed to them by a charter of Henry IV. who granted that the mayor and aldermen, being of the foundation of the hospital, should be entitled of the patronage of the hospital of England, with certain profits and emoluments therefrom.

In 1564, by letters patent, the hospital was conveyed to the Corporation of Gloucester, with all its lands, tenements, and patronage, for the maintenance of a priest, physi-

cian, surgeon, and forty poor people; the hospital to be thenceforth called "the Hospital of St. Bartholomew, in the city of Gloucester, of the foundation of Queen Elizabeth." It was also provided that the queen and her successors might make orders for the government of the hospital, which, being delivered in writing to the mayor and burgesses, should be observed. That, till such orders should be provided, the mayor and burgesses might make rules, and appoint what officers they should think fit for the same.

By a subsequent act, for the confirmation of this charter, the Bishop of Gloucester was empowered to visit the charity every third year, with authority to correct offenders, and reform abuses. In virtue of this act, the bishops of the diocese have frequently visited the hospital, and

made rules and ordinances for its better government, which are preserved, as well as the original ordinances, said to have been made at a metropolitan visitation of Archbishop Laud, among the papers in the archives of the diocese.

By the rules made at Archbishop Laud's visitation, it was ordained that there should be eight officers or governors, to be chosen out of the Corporation, with the titles of president, treasurer, two surveyors, two almoners, and two scrutineers. The rules then proceed to specify their several duties; which duties, as specifically and distinctly belonging to the persons so nominated, have long ceased to exist; the eight governors having now the same general authority over the establishment, except that the person entitled president always presides at their meetings. There are also a certain number of inferior officers, such as the porter, beadle, bell-ringer, fetcher of the poor's money, six keepers of the poor when sick, and certain father-men and mother-women, who are elected by the eight governors.

There is an ancient survey of the property belonging to this hospital, but the names and descriptions of the parcels have scarcely any correspondence with the state of the property as it now exists. A great part of such property lies in the city of Gloucester, covered with buildings; which, since the dates of the old charters, have been frequently taken down, and others built of different dimensions, so that the

number of the houses can be expected to agree with number at the present day. Several have been demolished acts of parliament: some have been sold to redeem the tax, and others have been down to extend the area of hospital, when it was rebuilt the year 1789. The rent in the Corporation-books, which go back for upwards of a century, do not contain a specification of the quantities in lease; it has been the practice to let part of the property as closes of lands, by the names of closes, or the farms, without quantities. The Commissioners do not apprehend that as these lands have been alienated except in some cases for redemption of the land-tax, the quantity of land under each lease has been generally a matter of notoriety in the place upon every letting, it has been the practice for a committee to go down and ascertain, by survey, the extent and bound what was intended to be let. These ten years past, the Corporation, being sensible of the want of precision in describing the quantities in every lease, have exposed the property to danger of encroachment, made a point of having all leased lands described with particularity, and a plan of the land delineated on the margin of each indenture.

The property of the hospital situated in the city and county of Gloucester, in Worcester and Wiltshire, and consisting of the following particulars:—

1. A farm and lands, at Uley, called Luggershall, between two and three miles from Dursley, consisting of a messuage and buildings, with 120 acres of pasture, arable, and wood land.

2. A farm, called Brimpsfield, composed of pasture, arable, and

estate between Painswick and Gloucester, which comprises, under present lease, 91a. 3r.

A farm, called Hains-hill, in the parish of Cowley, near Dursley, consisting of arable and pasture land, consisting of 49a. 0r. 3p.

A small farm, at Hardwicke, called the Grove-end-farm, arable and pasture, 33a. 1r. 15p.

Two pieces of land, in the parish of Lydney, called Berkeley-elms, known by the name of the Elms and Wellsetters, make together 19p.

Several detached pieces of land, situate in the parish of Newnham, on the banks of the Severn, in the hands of different tenants, and making together 29a. 1r. 28p. Eight cottages have been built upon this land.

In the parish of Westbury-upon-Severn the Hospital owns three closes, the Hanging-hill, the Ham, and the Patch, consisting of 10r. 0r. 28p.

In the parish of Minsterworth, between Gloucester and Newnham, the property of the hospital consists of several parcels of meadow land, amounting together to 14a. 1r. 12p.

There are also some pieces of pasture and arable, at Kempley, lying together, containing 15a. 2r. 25p.

At Hasfield, there are some meadow lands, comprising 13a. 1r. 35p.

The old plan exhibits a variety of dispersed parcels of land, lying distant to the city of Gloucester, but this property has, under a recent enactment, been brought more together, and rendered more compact and convenient for occupation. All these premises together, under the old survey mentioned above, consisted of 71a. 3r. 25p.; under the new survey, amount only to 57a. 1r. 27p. : but it is considered that, by the changes alluded to, the improvement in value has compensated for the decrease in quantity.

In the parish of Elmore, the hospital owns three closes of arable and pasture, now called, one of them Crabley-meadow, and the others Hay-meadow, with a house and garden. These premises comprise 14a. 1r. 31p.

At Highmore, about three miles from Gloucester, there are two parcels of meadow land according to both surveys.

In Withington parish, the hospital possessed several pieces of land lying distant, which have since been exchanged under the Withington Improvement Act, so as to bring the property nearer together. It contains 2p.

In the parish of Brockworth, which is about six miles from Gloucester, there is a small piece of ground, consisting of 1r. 20p. which contains the description of the property of the hospital in the county of Gloucester.

In Gloucestershire the hospital has two estates; one of which is situate in the parish of Longdon, near a place called Chambers-court, and the other in the parish of Castle-moreton. The former consists of about sixteen acres of land, meadow, arable, and pasture, in all about 44a. 1r. 16p. The property at Castle-moreton consists of a farm, containing about sixteen acres in quantity 52a. 3r. 28p.

In Wiltshire, the hospital owns several pieces of land lying together, called the Minety-farm, in the parish of Minety, containing 35a. 2r. 16p.

The total number of acres belonging to the hospital, in the counties of Gloucester and Wiltshire, is six hundred and twenty-four. The charity is in possession of numerous houses in the city of Gloucester. The number of these houses, in

1782, appears, by the rental, to have been about sixty-two, and the present number is forty-eight; but it is easy to suppose that property of this kind may have undergone many changes by the operation of acts of parliament.

sion of the Corporation, the rental of the hospital, in 1676, was £48:8:10, and the number of the poor people in the same was nine.

Several pieces of land, containing 26a. 1r. 2p. situate in the out-parish of St. Mary-de-Lode, are the property of this hospital. The hospital has, also, property in the parish of Hasfield, amounting to 1a. 2r. 23p. and an estate, in the parish of Swindon, of 12a. 1r. 10p. Also, a little parcel of ground, quantity unknown, in the parish of Elmstone Hardwick, from which the hospital derives a payment of 14s. a-year.

There belong to the hospital twenty-two tenements in and close to the city.

The rental, from land and houses, in 1822, amounted to £136:13:5; the average of fines and chief-rents for the last twenty years was £33:12; making the present income of the charity £170:5:5. The disbursements on account of the charity average £135, which includes the gifts of Mr. Horton and others.

Mr. Horton left £4 yearly, payable by the Corporation, to the hospitals of St. Magdalen and St. Margaret, and a Mr. Thomas Horton, in 1735, left £10 yearly to these charities and other uses. Whether these benefactors were two persons or the same individual cannot be ascertained. The £10 is charged on property in Wiltshire and Gloucestershire, in the possession of Sir Benjamin Hobhouse, the Rev. Mr. Brown, Mr. Robinson, and Mrs. Westfaling. Out of the annuity a guinea is paid to the minister of these hospitals, and 2s. 6d. to the clerk, and the residue, together with the £4, is distributed among

the poor of both hospitals at Midsummer in equal proportions.

In the chapel belonging to the hospital there is a large monument appropriated to the memory of the Haywards, and the persons there entered by the late *John Hayward*, a brewer, and twice mayor of the city, who died in 1758. On the monument is an inscription from which it appears that he left a rent-charge on his lands amounting to nearly of 40s. a-year, to be divided between the eleven poor men of the hospital; and upon Lady-day, 1770, a sum of 10s. was paid to the five years after, the sum for the preservation of the monument an allowance of 20s. for fuel and wine to the present governors on visiting the hospital 10s. to the rent-gatherer for his care in the repairs, and the balance of the £15 to be divided among the poor men. In another inscription it is stated that he continued the payment of the 40s. and he continued so long as the hospital is supported and kept up longer.

There was no account or receipt of the rent-charge since 1794; in consequence of which the Commissioners directed an account to be made to Watkins, Esq. who holds the office in question, for the past thirty-one years' arrears, amounting to £62, who has since put that sum into the hands of the hospital treasurer.

The proprietor of the hospital makes the periodical payment of the £15 either to the treasurer of the hospital, or into the hands of one of the poor men within the capacity of master of the hospital; and before the payment is made the condition of the hospital is examined, to see that

5s. as may be wanted for it is applied towards the aid what remains, with reduction of the 20s. for d wine, or the 10s. to gatherer, is distributed to a poor of this hospital. There are at present eight men in the hospital, who are paid 4s. each; and there is a small allowance of 1s. a quarter to the men for keeping the hospital. The poor people are governed by the same persons as at St. Bartholomew's; they are elected out of the men of the city, and the rules and regulations as by which St. Bartholomew's hospital is governed are also in the management of this institution.

Eight men are allowed their wives with them in the hospital, if they are married before of their appointment. Each man, with his wife, if he occupies one room, the kitchen having rather a superior apartment, with a garret over it; there is a wash-house common. To each apartment there is the appendage of a small piece of garden-

There is also a chapel annexed, where prayers are read by the minister to this and St. Mary's Hospital every Wednesday, and the sacrament is administered once a quarter.

The weekly pay has been properly raised from 2s. to 4s.

MAGDALEN'S, OR KING JAMES'S HOSPITAL.

This hospital lies without the city, on the site of the north wall, which was anciently a religious house, and appears to have been under the government of the prior and convent of Lanthony Abbey.

It seems to have been in a ruinous state at the time of the following grant.

Queen Elizabeth by her charter, in 1599, granted a license of alienation for Sir Thomas Bell's gift; and, likewise, that the Corporation in consideration of the rebuilding of St. Magdalen's Hospital, then decayed, and almost fallen down, should have a power of electing a governor, and should enjoy all other rights as patrons and founders, in as ample a manner as the same was granted in 1573 to John Fenner, alias Spring.

King James I. by his charter, in 1616, granted that the government of the hospital should be entirely vested in the Corporation; that all the land, tithes, and revenues should be conveyed to them for the use of the charity; that they should also be entitled to a pension of £13, (called King James's pension,) formerly paid by the kings of England to the hospital; that they should have the sum of 5s. to be paid by the city, and also 5s. out of lands in Wotton; that they should hold all the lands of the manor of East Greenwich, and enjoy all other grants and gifts for the maintenance of nineteen poor people and a minister.

The property described in this charter has, of course, undergone considerable alterations. There is a farm belonging to the hospital, called Redgrove, situate at Heydon, in the parish of Cheltenham, which nearly corresponds in quantity with the property described in the charter; the property there specified being fifty acres, and the estate answering to the same in the old survey, 57a. 2r. 37p. All the other lands, and, also the other property mentioned in the charter,

to have gone from the hospital by the new dispositions made under the Gloucester Enclosure Act, in virtue of which the hospital has become possessed of 31*a*, 1*r*. 25*p*. lying in different places near the city of Gloucester, making the whole of the present property of the hospital between eighty and ninety acres. A house and garden near the hospital belong also to this establishment; also, a tenement and garden situate in Barton-street, and a house and garden at Wotton, in St. Mary's parish. The total income of the lands is £154 : 17 : 6.

The poor people receive an annual payment of 26*s*. under Machin's gift, of which an account will be given in its proper place. They also receive a moiety of Horton's gift, as stated in the account of St. Margaret's Hospital.

There are ten men and nine women on the establishment, whose pay at present is 3*s*. a-week each.

In 1824, owing to the excess of the expenditure above the income, it was determined to reduce the allowance of each person, afterwards elected, to 1*s*. 6*d*. The poor people have each one apartment, with a little plot of ground annexed, sufficient to raise a few herbs. They have also a wash-house in common. They are under the same management, inspection, and regulations as the hospitals of St. Bartholomew and St. Margaret.

KYNEBURGH'S, OR KIMBROSE, HOSPITAL, AND THE DONATIONS OF SIR THOMAS BELL.

On the site of this hospital a chapel is said formerly to have stood, dedicated to Saint Kyneburgh, (supposed to have been the first abbess of the monastery

of St. Peter), and made an appendage to the priory of Lanthony, at the beginning of the twelfth century. This priory, with its dependencies, came to the crown by the dissolution of religious houses, and is said to have been sold, by King Henry VIII. to Thomas Bell, afterwards Sir Thomas Bell.

The original deed of gift does not appear to be in the possession of the Corporation, but an abstract of it is preserved in their book, intituled, "Abstract of City and Hospital Records;" whereby it appears that, in 1563, Sir Thomas Bell and the Lady Bell, his wife, covenanted to convey to feoffees, their right in five tenements newly built, where the chapel of St. Kimbrose did then stand, and in one old tenement adjoining, with all the gardens belonging; and also, several other distinct properties in the city, then of the respective annual values of £16 : 0 : 4; £5 : 5 : 8; £6 : 0 : 0; £6 : 14 : 4.

This conveyance was executed, on trust, that, within one month after the decease of the grantors, the feoffees should put in five honest poor people into the five new tenements, and in the old house belonging, an honest decayed burgess, and for want of such any other poor honest person, who were to continue in the same during their lives, unless removed by the feoffees for ill behaviour.

The feoffees to elect within one month after every vacancy.

No fee or reward to be taken for placing any person in the hospital.

Out of the lands, of the yearly value of £16 : 0 : 4, each of the poor people to receive quarterly 13*s*. 4*d*. amounting to £16. The remaining 4*d*. to be disposed of in charity by the feoffees.

the income of the lands, amounting to £5 : 5 : 8, should be put in reparation of all the debts in the grant, except the feoffees were to pay, on Good Friday, 2s. 8d. Bartholomew's Hospital; that should be dissolved at, to other charitable uses; to the queen's receiver. That out of the lands of the value of £6, should be paid in repairing the causeway at the south gate to Sudbrook, the overseers of the repair of the causeway, £1; for the maintenance of the tenements,

of the lands of the value of £14 : 4, should be given in the South Ward, £4; of the East Ward, £4; West Ward, £1 : 10; North Ward, £1 : 10; prison at the Castle, 5s.; North Gate, 2s. 6d.

That the gifts to be disposed of several times in the year. That no lease of any of the premises be granted for more than three lives, or one-and-a-half years.

That in case of increase of rent, and but not more than the old rent to be paid upon the term of a lease.

That the income of the lands to be let should be applied to no other use but as then appointed.

That when all but three of the feoffees should be dead, the three remaining feoffees should elect out of the number of twelve. That six of the feoffees to assemble yearly for the affairs of the

hospital, and each of them so assembled to receive 2s.

The property and trusts of the conveyance, by license of alienation from Queen Elizabeth, became vested in the Corporation; and, by another license of alienation, it appears that Sir Thomas Bell had obtained the power of alienating a tenement in the Crypt parish, which tenement became afterwards vested in Thomas Hobbs, who, by his deed of gift, conveyed the same to the mayor and burgesses of Gloucester, for the relief of the poor of St. Kimbrose.

The mayor and burgesses, as the trustees of this hospital, are in possession of certain property in houses in and near the city of Gloucester, which cannot at this distance of time be identified with the tenements described in Sir Thomas Bell's deed, except that there is one tenement still belonging to the hospital, which has always been designated as Hobbs's gift.

The hospital property is included in the rental of the estates belonging to the Corporation under the denomination of the "Uses Land;" and the Corporation have considered themselves as obliged by the terms of Sir Thomas Bell's grant to lease these tenements for three lives, or for twenty-one years, at the old rents, renewable perpetually at the expiration of the existing term, for a fine amounting to one year's rent. The following exhibits the rental of the property as it now stands:—

Tenants' Names.	Rent.			
In the West Ward:—		£	s.	d.
executors of Wm. Clifford, house	1	9	3	
Chester's trustees, old glasshouse	5	10	1	
and Evans's executors, house in the island	2	17	7	
and Ingram, tenement	3	14	6	

	£	s.	d.
Uses Land, North Ward:—			
Mrs. Buckle, late John Buckle, land at Uckington....	3	9	10
Goodwin and Marsh, late Taylor, mill, &c. in Barton-street	1	18	0
The mayor and burgesses, late the Rev. Rich. Raikes, part of Fryers Ground	4	0	0
Richard Naylor's executors, land in Barton-street	1	14	0
Uses Land, South Ward:—			
Sarah Brown's trustees, several tenements in Long Smith-street	2	0	0
Thomas Coleman's executors, two houses in Bolt-lane	2	0	0
Prudence Cole, tenement in Cross-key-lane	2	19	7
Thomas Smith, tenement, being the Cross-keys-inn, and part late Longdon	2	0	0
	<hr/>		
	£33	12	10
Rev. Rich. Skillern { tenement in Southgate-street,	3	13	0
Solloway, { Hobbs's gift			
	<hr/>		
	£37	5	10

Under the original grant of Sir Thomas Bell, it appears that an income of £21 : 2 : 4 was applicable to the benefit of this hospital, £5 : 2 : 4 being to be laid out in the reparation of the several tenements included in that settlement, leaving £16 for the poor, to which is to be added the income derived out of Hobbs's tenement, the rent of which is £3 : 13; and the fines upon the same, (being renewable every fourteen years,) averaging £1 : 8, being a total of £5 : 1, making an income of £21 : 1 payable to the poor.

There is no separate account kept of the appropriation of the income of this charity. The hospital has been, within a recent period, considerably improved at the expense of the Corporation. There are twelve rooms, occupied by five women and one man, two rooms to each person, without any garden, and their weekly pay of 1s. 6d. is all the benefit they receive.

The Corporation make an expenditure upon the causeways much greater than the amount of

what was destined to that purpose by Sir Thomas Bell.

The several sums appearing above to be payable to each ward of the city, to the prisoners at the Castle, to the poor of St. Bartholomew, and to the poor at the East Gate and North Gate, have been regularly paid.

Six rooms appear to have been built with £80, given by Mr. Alderman Hill, but these six rooms are said to have been taken down at the same time with the south gate of the city, when the poor people were removed to the hospital.

Among a list of donations in one of the Corporation books is a sum of £40, given by Mrs. Susannah Cook, the interest to be equally divided among the poor people of this hospital for bread, meat, and coals, on St. Thomas's Day yearly.

The Corporation pay to the almspeople annually, by the hands of their accountant, £100 under the head of Norton and Cook's gifts, £2 of which they ascribe to the donation of Mr. Cook, and of the other £1 the

no further account than of their making such payment under that name.

BLUE-COAT HOSPITAL.

This hospital was founded, in 1548, by Sir Thomas Rich, who had a house, in Eastgate-street, London, for the sole purpose, and £6000 invested in land of the value of £300, and not more than fifty miles from London, upon trust, to the Corporation for the maintenance of the poor and other specified uses. The disposition of the £300, according to the will of the donor, was, first, that £160 should be for the maintenance of twenty poor boys, for their diet, lodging, washing, clothing, and other necessities, coats and caps, according to the laudable usage of Christ Church Hospital in London; that £20 per annum should be paid to an able schoolmaster, who might live in the hospital, to teach the boys to write and read; that such schoolmaster should be placed in, and not be removed by the Corporation; that £60 per annum, other part of the rents, should be for the yearly placing and clothing six poor boys, (his desire being that two or four of the boys should be sent out to some trade or occupation in London,) to some master, "not adhering to opinions to the novelties of the times." The apprenticeship, if so many could be found, from among the blue-coats, who were not to be sent into the hospital till they were ten, nor continued after they were sixteen years of age; further, that £30,

one other part of the yearly rent, should be disposed of in providing gowns, shoes, stockings, and cloth for shirting for ten poor men and ten poor women, and the same should be annually given them for ever; to each man and woman a gown of blue cloth, a pair of shoes, a pair of stockings, and three ells of dowlas cloth for a shirt or smock; that £6 : 13 : 4 should be for a dinner to be had yearly on the feast day of St. Thomas, to the Corporation, when the accounts were to be audited; that the residue of the rents accruing from the lands purchased with the £6000 were to be given, in successive years, to poor industrious young men £10 each, to poor maid-servants about to be married £5 each, and to poor housekeepers with large families £5 each. Lastly, if the Corporation of Gloucester for one whole year failed to perform the trusts of the will, then the house and lands so bequeathed, or to be purchased, should belong to the governors of Christ Church Hospital in London, to be employed for the bringing up and clothing of poor children in that hospital for ever.

Sir Thomas Rich died shortly after making his will, and £6000 was received from his executors, as appears by the minute-book of the Council-house, p. 366, and was laid out by the Corporation in the purchase of estates in the parishes of Awre, Allaston, and Lydney, part of which was bought of one John Gower, and the other part from Sir John Wintour and his family.

It appears, from a survey made by the Corporation, in 1824, that the estates now held by them under this endowment contain 661s. Or. 26p. The following is

the contents and description of the several farms and holdings as deduced by the Commissioners from an elaborate comparison of the old deeds and conveyances with the recent measurement:

	A.	R.	P.
Box-grove-farm	179	0	16
Lippiate-farm	72	0	0
Hamstall's Farm	42	0	0
Public house and orchard, near Lippiate-farm	3	2	9
The New Wharf.....	48	3	30
White's Court	50	3	23
The Hulks	66	3	19
Brown's Farm	25	0	30
Allaston's Court	77	2	23
Allaston's Farm	84	0	7
The Ninnage	5	3	36

The Corporation holds another farm, in the parish of Awre, of upwards of sixty-eight acres, purchased with two legacies of *Amity Clutterbuck* and *Alderman Thomas Browne*. Some other gifts were received by the Corporation for the benefit of this foundation; one of £500 from *Mr. Richard Elly*, in 1754, and another from *Mr. Gunter*, of *Massachusetts*, in *America*, of £1000. These several gifts appear to have been invested in the purchase of the *Hall Estate*, lying contiguous to other landed property of the hospital, and containing, according to the late survey, about one hundred and forty acres.

There is no funded property belonging to the hospital, the whole income being derived out of the landed estates.

The mode of letting this property for a great many years

back has been by demises to tenants from year to year at rack rent, parcelling it out into different farms. Until the year 1811 the lettings were made without any distinction between that part of it which was purchased with the £6000 bequeathed by *Sir Thomas Rich*, and which constituted the original endowment of the hospital, and that part which was derived under the subsequent purchases; but, by determination of the common council, in 1815, it was resolved that, in their future lettings, the rents of the original endowment from *Sir Thomas Rich* should be kept separate and distinct, which arrangement came into operation at Michaelmas, 1815. The total amount of the proceeds of all these estates, when they were so consolidated, was, in the year 1804, £1025 : 18 : 5.

	£	s.	d.
The present rent, at which they have stood for two or three years, is	1096	17	11
The average amount of the sales of timber for the last twenty years has been	28	6	7
The average amount for the same period for heriots, fines, and reliefs, on the copyhold premises in the manor of Awre, has been.....	27	9	10

Which last-mentioned two sums, being added to the rents, make a total income of£1152 14 4

A committee of management, formed out of the Corporation, consisting usually of about eight members, annually chosen, make periodical visits to the estates, as occasion requires. The Corporation's surveyor and the chamberlain are always members of this committee, and the value is

settled by them at their meetings. No part of this property is let to any corporator; and it appears to be the general opinion that the estates produce their full value.

The expenditure is as follows:—

	£	s.	d.
The annual payment to the master and matron of the hospital, who are husband and wife, is	525	0	0
They are suffered also to occupy apartments in the hospital, without any consideration for the same. About twenty years ago this was £240, and it has been gradually increasing to its present amount. Out of this sum they are expected to provide food and all necessary nourishment for the twenty boys in the hospital, and also their washing.			
The clothing of the boys, and the ten poor men and ten poor women, amounted, in the year 1823, to ..	272	18	10
Which may be taken as the usual amount for some years past.			
The accountant	105	0	0
The chamberlain of the Corporation is the inspector of all the charities under the Corporation, as well as of their general affairs. For his superintendence, with respect to this charity, he receives a salary of			
	30	0	0
The steward of the manor of Awre, for holding his courts there, annually receives			
	2	0	0
A dinner on St. Thomas's Day, of which the Corporation first partake, and after them the blue-coat boys, and then the poor men and women benefited under the charity (the remainder being distributed to the poor generally,) may be averaged at			
	40	0	0
For apprenticing six boys at premiums of £10 each ..	60	0	0
Insurance of the hospital premises	3	6	0
Books, stationery, &c. average	20	0	0
Coals	30	0	0
	<hr/>		
	£1088	4	10
	<hr/>		

To this ordinary expenditure may be added considerable occasional outgoings, the principal of which are for the repairs, and the expense of journeys of the committee of management for visiting the estates.

In the years 1807, 1808, and 1809, the hospital was rebuilt from its foundation with brick, and with a free-stone front towards the street of Eastgate;

and the old dilapidated, inconvenient, and unhealthy structure has been converted into a large salubrious establishment, with a good school-room, and a large play-ground behind. Upon this building upwards of £4000 was laid out, which was paid out of the accumulation of the rents, the salaries and outgoings of the hospital being then much less.

To the collateral objects of

this charity, such as young beginners in trade, poor female servants who have lived long in their places, and poor house-keepers, assistance has been given as far as the surpluses would allow. In 1805, the sum of £250 was allotted to these different objects; in 1806, £125; 1810, £205; 1811, £250; in 1820, £400; in 1821, £35; and in 1822, £25.

Upon the various items of expenditure, the observation occurs that the £105 paid out of the funds to the accountant is greatly more than the proportion which the hospital ought to bear of that burden, looking to the amount of the rents of the estates of that hospital, compared with the total income of all the estates over which his superintendence extends, including the Corporation property. This was suggested to the Corporation, and, in consequence, that body has resolved, in future the accountant shall be paid $2\frac{1}{2}$ per cent. upon all the estates, and that the excess of the burden which the funds of the Blue-Coat Hospital have been made to sustain, and which, putting the different years together during which the practice complained of has continued, amounts to £651 : 1, shall be made good to the hospital by the repayment of that sum.

In the hospital there are twenty boys, who are clothed, lodged, and boarded; they are taught reading, writing, English grammar, and arithmetic, by the master, and are instructed also in the elements of the Christian faith, according to the ritual of the established church. They are taken to church twice every Sunday, walking before the Mayor and Corporation to the

cathedral on the Sunday, and also on parties and festivals. The members of the committee of management visit the institution in person, and inquire into the conduct of it. After the boys have been three years at school, they are apprenticed out with a stipend of £10, the average number being about six, and as the other boys come in to fill the vacancies. They are admitted under ten years of age, nor above fourteen, as appointed by the Corporation, large, from among the freemen resident within the city. The direction in Sir Richard Rich's will, with respect to apprenticing some of the boys to masters in London, has not been deemed expedient to follow, and it has seldom been required by their parents. The masters are selected by the Corporation, and are required to enter into bond, with two sureties, for instructing the boys properly, and doing their duty towards them in all respects. The boys are brought up in the same way as the boys brought up in Christ's Hospital, London.

THE CRYPT GRAMMAR SCHOOL.

The Crypt School, situate in Southgate-street, adjoining to St. Mary's church, was founded, in the reign of Henry the Third, in 31st Henry the Third, by the dame Joan Fitz-Peter, the first part, the mayors and burgesses of Gloucester, the second part, and the bailiffs and citizens of Worcester of the third part, in which indenture are various clauses for the government and government of the school, is one, by which the Corporation of Worcester

visitor and overseer of ceptions of the 59th of Geo. III.
 arity. This clause brought and, consequently, exempt from
 ndowment within the ex- the-present Inquiry.

OBSERVATIONS.

n Rudder's account of this school, in his History of Gloucestershire,
 ars to be a rich foundation, and it is to be regretted the powers of
 mmissioners did not extend to its investigation. It was endowed by
 nder with extensive estates, manors, and messuages, in Poddesmead,
 stead, Elmore, Bageworth, Brockworth, Westbury, and other places.
 nan Lawrence Wiltshire, in 1611, gave £100 for the establishment
 sher in this school; and, in 1683, George Townshend, Esq. founded
 rpetual exhibitions, for the maintenance of two scholars, for eight years,
 broke-College, Oxford, to be elected by the mayor, six senior alder-
 and the chief schoolmaster. Out of the revenues, 3s. 4d. were to be
 eekly to St. Bartholomew's Hospital, and £5 to be laid out on the
 ridge and Causeway between Gloucester and Over.

MAS GLOUCESTER'S GIFT.

mas Gloucester, by will,
 16, amongst other things,
 ed that John Edwards, his
 r, should found a chantry
 Nicholas's church for one
 who should enjoy yearly
 7 marks and a house; and,
 odicil to his will, he gave
 arks to the town of Glou-
 , to be lent £100, or less,
 poor merchant for a year
 security.

entry whatever of this cha-
 cars in any of the books

Corporation, nor has any
 ver been done in pursuance
 f, as far as can be traced,
 ut it is wholly unknown
 er the sum appearing to
 been given, or any part of
 s ever actually received.

THOMAS WHITE'S CHARITY.

referring to the account
 ly given of this donation
 Bristol Charities, p. 85, it
 e seen that Gloucester was
 the places comprehended
 the bounty of the testator,
 ut it would come to its turn
 a every twenty-fourth year
 eive the £100 from the
 er of Bristol, to be lent
 four poor young men of
 RT VIII.

the city of Gloucester, and free-
 men, £25 to each, for the term
 of ten years, without interest.

The books of the Corporation
 exhibit no regular account of the
 loans and repayments under this
 charity, so as to show, by a com-
 parison of the losses and acces-
 sions, the actual amount of the
 fund.

It appears, by a table of the
 rotations of Sir *Thomas White's*
 charity, in the possession of the
 Corporation, in which the times
 of payment to the several places
 entitled are set forth, that Glou-
 cester would have received the
 donation eleven times, making a
 total of £1100, which would be
 the sum disposable under the
 will by this city, supposing none
 of it to have been lost; but, con-
 sidering that the loans are to be
 made to young beginners in trade,
 embarking without capital, who
 may often be unable to produce
 very responsible sureties, great
 allowance must necessarily be
 made for losses. If we take an
 average of the number of bonds
 appearing to be outstanding in
 the several years of the last cen-
 tury, and draw an inference there-
 from (though this must be ad-
 mitted to be a loose mode of rea-

soning), of the sum in the hands of the Corporation, disposable under Sir Thomas White's benefaction, we cannot suppose the Corporation to have been possessed of more than £300, belonging to that fund at the beginning of this century, in the first year of which they received £100, and the same again in 1824. They conclude that if they charge themselves with £400, they satisfy the probable state of the balance in favour of the charity. And of this £400, £100 has been spent in the law-suit with Bristol, and £200 is now out upon bonds, £100 of which may be considered as lost, the sureties having been several years dead, without leaving any visible assets.

The above-mentioned table is hung up in a conspicuous part of the Tolsey, to notify this charity to the city of Gloucester.

The Corporation intend to advertise, as was done in the year 1820, that they have £100 besides that which is now outstanding, to lend under Sir Thomas White's will.

A regular account has lately been commenced of this charity, so as to exhibit, in all future times, an exact state of the funds, with all its losses, casualties, and accumulations.

COAL CHARITY.

This was a gift of £20, yearly, by *Joan Goldston*, to be expended in supplying coal to the poor of the city. The Corporation were directed to devise some good security for the preservation of this annuity. They expend considerable sums every year in coals to the poor, by which they consider themselves as satisfying this charity.

DEBTORS' CHARITY.

Alderman *John Heydon*, of London, left £100, to be advanced, in loans, to two young men, they paying an interest of £3:6:8, which was to be applied to the relief of poor prisoners of the city of Gloucester. The Corporation pay, annually, £7:16 to the debtors in the city gaol, which sum includes the gift of Heydon.

GREGORY WILTSHIRE'S CHARITY.

This was a legacy, in 1585, of £100, to be lent to five clothiers, for ten years, each paying a gallon of wine, yearly, for the use of the loan. It would seem, from an entry, in 1793, this gift is still in the hands of the Corporation.

THOMAS MACHEN'S CHARITY.

This was a gift of £100, to be lent to four poor honest mercers, for the term of five years, they giving sureties for the repayment at the expiration of the term, and jointly paying 50s. yearly, to be distributed to the almspeople of St. Magdalen's hospital and the poor of the parish of St. Catharine. No loans have latterly been advanced on account of this legacy; but the Corporation have continued the payment of 20s. to the poor of St. Magdalen's hospital, and 24s. to the poor of St. Catharine's parish, which payments are traceable for a century back.

APPRENTICE-FUND.

Mrs. *Sarah Brown*, in 1643, devised, to four trustees, her lease which she had of certain houses within the city, called the Uses Land, belonging to the Corporation, upon trust, that they

by the chief-rent unto
ration as it should be-
and, with the surplusage
its and profits, provide
pair of the houses, and
said lease from time
and that the benefit of
at lease and all the re-
ses should be employed
iree poor boys appren-
ly, to be chosen by the
on at the Feast of the
tion, or within one day
boys to be between
of fourteen and sixteen
d have, for a premium,
least.

orporation, as appears
count of Sir Thomas
arities, have been al-
lessors of the property
Uses Land, have re-
leases of these nine
es from time to time to
and five senior alder-
have always been con-
the trustees under Mrs.
vill. The mayor and
men let these premises
to year to four tenants,
ts amount to £24:19:4,
admitted to be consi-
der the value of those

his income of £24:19:4
ents, amounting to £2,
to the Corporation at
ler the deed of Sir
ell, and the residue is
apprenticing out boys,
by Mrs. Brown's will.
ks is a regular account
lication of this money
lice-fees; the Mayor
ration, at their meet-
the boys to be ap-
generally five or six,
of freemen, paying
ch boy, which is raised
adequate amount by
on of another gift for

the same purpose, the account of
which next follows.

William Holliday, in 1623,
left £500, to be invested in land
of the annual value of £30, which
was to be applied, in premiums
of £7:10, in apprenticing four
poor boys. The widow of Mr.
Holliday became afterwards the
Countess of Warwick; and
among the documents of the
Corporation is a letter from the
mayor and aldermen to Lady
Warwick, desiring that, instead
of four boys, six might be yearly
elected, with the consent of the
countess, and have £5 a-piece,
which was approved of in the
answer from Lady Warwick;
but the £500 was never laid out
in the purchase of land.

Under this and the foregoing
charity of Mrs. Brown it has
been usual to apprentice boys
out at £9 a-year, being £4 under
Mrs. Brown's, and £5 under Hol-
liday's gift. There is now a ba-
lance of £43:16:1½, on account
of these charities, in the hands of
the Corporation, which they have
undertaken to expend imme-
diately in apprentice-fees; and
they further undertake to apply
in future, under Mr. Holliday's
charity, £30 a-year in appren-
ticing; which undertaking has
since passed into a resolution,
and been entered into the mi-
nute-book of the Corporation.
The Corporation further under-
take, in future, to bestow three
sums of £10 each in apprenticing
under this charity.

JOHN WOOD'S CHARITY.

John Wood, in 1639, gave to
the Corporation a chief-rent of
£10:13:4 out of his lands in
Dimmock, on trust, that £10
per annum should be paid to the
minister of Alstone, in the pa-

rish of Overbury, in the county of Worcester, and 13s. 4d. to the Corporation for their trouble.

The chief-rent is regularly paid by the proprietor out of the lands subject thereto; £2 being deducted for the land-tax, and 13s. 4d. the mayor and burgesses retain: the residue is paid by them to the minister of Alstone.

LEONARD TARNE'S CHARITY.

In the Book of Gifts and Bequests is contained an extract of the will of *Leonard Tarne*, dated 3d November, 1642, whereby it appears that he left an annuity of £4, charged on pasture ground, called by the name of Monk Leighton, situate near the city; the rent-charge to be given to forty poor people of Gloucester, half yearly. The land so charged is well known, and the £4 is paid by the proprietor to the Corporation, who distribute it according to the will.

LOST CHARITIES.

Under this head may be mentioned two donations, one of *Henry Ellis*, of £500, another of *John Powell*, of £100; but as there is no evidence these sums were ever received by the Corporation, it is unnecessary to mention them more particularly.

SINGLETON'S CHARITY.

Thomas Singleton, in 1656, gave £150, to purchase an annuity of £7 : 10, in the name of feoffees, in trust, to be nominated by the Corporation, or the major part of them; and he willed that the £7 : 10 should be distributed yearly; that is, 20s. to some godly divine, to be named by

the mayor, for the preaching sermon in St. Nicholas's church in Gloucester, on Good Friday in the forenoon; £3 to the poor of St. Nicholas's parish, and £2 to the poor of St. Mary's; to be distributed by the respective churchwardens of the parishes within ten days of Christmas-day, and the residue of the annuity to be employed towards the charging of newing of feoffments, so that there should be but six old feoffees living, and of giving an account of the receipts and payments.

Though the £150 was received by the Corporation, it does not appear to have been laid out on land; but they have always considered themselves liable to pay an annual sum to be distributed, and which is distributed, according to the will.

LANGLEY'S CHARITY.

This was a gift, in 1614, of £20, to be lent in loans to four young tradesmen. There is no trace of the operation of these loans to a lower date than 1673, and what subsequently became of the money does not appear.

LOAN MONEY.

This was a legacy, by *John Cox*, of £100, to be employed towards the helping of five tradesmen, clothiers to be preferred, within the city of Gloucester, with loans, interest for the term of three years; the money was to be advanced to five others in like circumstances; and if the Corporation failed so to apply it, the gift was to be void.

There is no trace of the gift having been in

whether the Corporation upon the whole, therefore, it seems reasonable, in behalf of the Corporation, to consider their liability as gone.

the sum, by not applying within the two months, it appear by any thing be found in their books ;

OBSERVATIONS.

is a little too indulgent to exonerate the Corporation from their in this and similar cases, where money has been entrusted to them for public purposes. As the books and documents in their possession attest that legacies were left to them, it appears to impose on them the duty either to account for the sums so entrusted, or to show that they were lost by employing them in the way directed by the donors. The custom of leaving money to be advanced in small loans to young and promising tradesmen, either interest free, or at a rate of interest considerably below the market rate of the time, was very common about the close of the sixteenth and beginning of the seventeenth centuries, in London, Bristol, and other trading places ; and, probably, resulted from remarkable advantages which flowed to the community from the active commerce and pursuits by which it was then beginning to be distinguished. These, by the favour and encouragement they held out to industry and enterprise, may have tended, in some degree, to accelerate the commercial and manufacturing superiority the country subsequently attained.

FERBUCK'S CHARITY.

For *Clutterbuck*, as appears in a copy of his will, under date 1661, entered in the "Gifts and Bequests," into the Corporation all houses, lands, tenements, and editaments which he had in the parish of Barnwood, in the city of the city of Gloucester, upon trust, that they should yearly lay out the rents and profits in manner following: to pay £10 unto such master or masters whom the mayor and aldermen should place two poor apprentices, being sons of freemen and burgesses ; and £5 a-piece to the two children of his brother Robert Clutterbuck, and their heirs for ever, that they should bestow the due of the rents and profits upon the poor of the parish of St. Nicholas and Barnwood, in equal portions.

It does not appear, from the books of the Corporation, that any money was ever entered into possession of lands at Barnwood, or

ever made any payments towards effectuating the objects of this charity. No trace of it is found in their books.

SARAH WRIGHT'S CHARITY.

This was a gift of £10, to be lent, gratis, for five years at a time, to persons named Chandler and Ibbs, or, on the failure of such, to any young burgess of the trade of a saddler. This loan was paid in to the Corporation in 1765, and has not been since lent out. The Corporation admit that they are accountable for this £10.

POULTON'S LOAN.

This was a donation by *Thomas Poulton*, of £60, to be advanced in equal portions, without interest, for the relief and advancement of six, nine, twelve, or fifteen poor artificers, young tradesmen, and decayed persons. According to the books, this £60 seems to have been lent to one Henry Clark, Thomas Barnes and Lawrence Knott being his

sureties, on the 1st February, 1670. Mention is made of this £60 being still out on the same security in 1793, so that it appears probable that the money had not been got in during that long interval, and, therefore, may be inferred to be lost.

HIGHWAY GIFT.

By an extract of the will of *John Wyman*, it appears, that he left a messuage or tenement, in the city, on trust, to the Corporation, to let the premises at the highest rate, for a term of twenty-one years, without any fine to be paid, the lessees doing the repairs, the yearly rents to be paid to the surveyors or overseers of the highway leading from the farm-house of Abbot's Barton, in Barton-street, unto the bridge near St. Bridge, in the county of Gloucester, called Mary Bridge, so that such rents might be employed in the amending of the said highway.

The Corporation are in possession of a messuage, under the will, called Wyman's Gift-house, which they let for twenty-one years, and pay out of the rents £5 annually to the surveyors of the district, of which the highway from Abbot's Farm to St. Mary's Bridge forms a part. The whole rent reserved is £6 : 2 : 10, clear of taxes. It is supposed that the excess above the £5 corresponds to the amount of the land-tax redeemed by the Corporation.

AN ANNUITY TO ST. MARY DE CRYPT'S PARISH, OUT OF THE TOLSEY.

This was a grant in fee of certain tenements, (now the Tolsey,) and other premises in Travail-lane, charged with an annuity of

53s. payable to the use of the parish of All Saints. The Corporation have regularly paid far back as can be traced in respect of two tenements into the Tolsey, 50s. to the parish of St. Mary de Crypt, which All Saints' parish has been united. The 3s. make relation to the other premises mentioned.

MORRIS'S GIFT.

It appears, by the Corporation book, that a Mr. Morris gave £10 to the use of the Corporation, which the Corporation can effect by an annual donation of 12s.

GIFTS TO THE MINISTER

MICHAEL'S PARISH

Charles Trippet, by will, in 1707, gave to the church of Gloucester £200, to be employed to the best uses that might be contrived for the honour and the benefit of mankind. The sum was received by the Corporation, and it appears, from entry in their minute-book, that they had first resolved to apply the interest of the £200 to the poor's school at the Eastgate. Neither that school, nor the gate, are at present in existence, and the interest of the £200, except £1 : 18 paid to the church of Trinity, was transferred to the rector of St. Michael's.

Francis Yate, in 1733, gave £200, the interest to be applied in like manner with Mr. Trippet's gift, in augmenting the minister's stipend, for saying prayers twice every week, for ever, in the church of St. Michael.

Henry Redverne, by his will (without date,) devised his house and suage, with the appurtenances,

yards, gardens, land, &c. in or near Newlands, in the parish of St. Catharine, on the Corporation, out of which, to procure twelve sermons to be every year preached in the parish-church of St. Michael's.

Edward Elly, who has been mentioned in the account of Sir John Rich's hospital, gave to the Corporation £1000, one-half of which was to be bestowed on that hospital, and the interest of the residue, £500 to be paid to the Corporation of St. Michael's.

The Corporation pay, in respect of these several sums of £200, and £500, an annual sum of £33 : 2 : 18 to the overseers of the parish of Trinity, the whole of the residue, £31 : 4, to the rector of St. Michael's, £16 : 6 of which is paid in aid of the annuity to Mr. Elly's gift, the residue being considered as applying the other gifts to the Corporation, including the sum of £1000 paid in respect of Redverne's gift.

The Corporation have a piece of land in St. Catharine's parish, which may possibly be the site of the building derived from Redverne's gift, but of that there is no distinct evidence. Payments under this gift have been traced in the books as far back as 1700, and from that time this the rector of St. Michael's has received annually 10s. for a sermon; and though these payments cannot be reconciled with the dispositions of Redverne's will, yet, at this day, and by any better means of managing the property, it is concluded that the payment of this particular sum for such a long course of years must be

considered as fixing the amount between the Corporation and the rector. The 10s. per annum is a part of the £31 : 4 above-mentioned, and is always entered as Redverne's gift for a sermon on New Year's Day.

APPRENTICE FUND.

Jane Punter, by will, in 1767, after several pecuniary legacies, gave all the residue of her personal estate to the Corporation, upon trust, that they should place the same out upon government and other securities, and apply the interest in apprenticing yearly so many poor boys of the city to some manual trade, as the interest should annually amount to, at the rate of £10 only for each boy, and for no other use or purpose whatsoever.

The residue of the personal estate of the testatrix amounted to £2522 : 13 : 9, which sum was received and merged in the Corporation funds, who have ever since considered themselves liable to the annual interest of £79 : 5 : 2, and have brought that regularly to account with the charity. Up to 1805, the annual produce appears to have been expended upon the objects of the testatrix's bounty; since that period the expenditure upon the charity has fallen very short of the income, owing, as it is stated, to the small number of applications which have been made for the benefit of it. The Corporation considered that the £10 was rather too small a sum to induce a sufficient number of applications from respectable masters in full business; there being also other apprentice-funds in their hands to satisfy the wants of the city in this respect. The fund has, therefore, gone

on accumulating through a course of years down to the present period, and the balance now in the hands of the Corporation in favour of the charity is £715:3:4.

It is considered that, by increasing the amount of the premiums, they would be able to place out boys to eligible masters; they have therefore proposed to add the surplus moneys to the capital fund, which will produce an annual interest at four per cent. of £28:12, which will make a total income of £107:17:2 applicable to the purposes of this charity.

This sum they intend to dispose of by adding, in the first place, £10 to the sums now bestowed every year in apprenticing the blue-coat-boys, which will make the apprentice premiums suitable to the education they have received there, and the residue to distribute in apprentice-fees among the children of the townsmen, in premiums of £10 each, adding to such premiums the bequest of Mr. Holliday or Mrs. Brown, as occasion may require.

WILLIAM BOND'S CHARITY.

William Bond, by his will, 1823, gave to the mayor and burgesses £1000, in trust, to pay the interest to Samuel Woodcock, Esq. one of the aldermen, as an annuity during his life; and after his decease to pay the interest to his daughters in suc-

cession, beginning with the eldest, one after the other, annuity, till they should be extinct; and, after the death of the last of them, he gave the same to the Corporation in their trust, to pay the interest to four young men who should have been educated at the Blue School, at Gloucester, £10 each to be paid them as soon as possible after they should be out of time: the first payment to be made the year next after the decease of all the daughters of Mr. Woodcock. The fifth £10 of the interest the testator gave to the Corporation for their own use, and directed that if four applications were not made yearly by four young men for the £10, the Corporation were requested to accept the lapsed £10, or a part of the interest, towards redemption on the day of apprenticeship of the young men, or to be disposed of in any way the Corporation might think fit.

£900, after the legacy was paid, was received by the Corporation under this will, the charitable purposes of which have not yet come into operation.

To the above charities be added the following payments stated by the deputy-town clerk of Gloucester to be made by the Corporation, but of the origin of which they could give no account than what here appears:—

To St. Nicholas's parish, one year's interest of Weaver's gift	£	s.
To St. Mary de Crypt, one year's interest of Norton's, Sir Thomas Bell's, Tunk's, Hill's, Lewis's, and Weaver's gifts	14	8
To St. Mary de Crypt, one year's interest of Glanville's gift ..	2	0
To the minister of St. John the Baptist, one year's interest of Keylock's gift	3	0
To the clerk of St. Michael, one year's interest	3	12

OBSERVATIONS.

These conclude the charities of Gloucester under the management of the Corporation, and the following is a recapitulation of the income of each:—

Hospital of St. Bartholomew	£1068	3	9
Hospital of St. Margaret	184	0	0
St. Mary Magdalen's Hospital, about	160	0	0
Kyneburgh's Hospital	37	5	10
Blue-coat Hospital	1152	14	4
The Crypt Grammar-School	<i>special visitors.</i>		
Thomas Gloucester's gift	<i>lost charity.</i>		
Sir Thomas White's			
Joan Goldston's charity	20	0	0
Debtor's charity	7	16	0
Apprentice-fund	24	19	4
John Wood's rent-charge	10	13	4
Tarne's rent-charge	4	0	0
Highway-money	6	2	10
Annuity out of the Tolsey	2	18	0
Gifts to the minister of St. Michael's parish	83	2	0
Punter's apprentice-fund	107	17	2
Bond's charity (interest of £1000)			
Miscellaneous	27	0	0

The charitable revenue under the control of this Corporation considerably exceeds in value that under the management of the Corporation of Southampton. Exclusive of the income derived from the endowments of the Crypt Grammar-school, which, we doubt not, is very considerable, the revenue derived from real property, in trust, to the Corporation, for charitable purposes, amounts to near £3000, and they must have the letting of near 100 acres of land, besides an immense number of houses in Gloucester and elsewhere. In the management of this patrimony there does not appear very palpable abuse; of some charities entrusted to the Corporation they are unable to give a satisfactory account; they have frequently had to apply the money for loans as directed by the donors; and, in many instances, they have kept bequests in their own hands, which the grantors intended to be invested in real security. Allowing, however, for these exceptions, it cannot be said they are addicted to a practice very common among trust-bodies of letting, on their own terms, part of the trust-estate to themselves: but, though there is no evidence of any irregularity of this kind, it is apparent they must derive much influence from having the control of a considerable property, and it must afford them many opportunities of obliging their friends and connexions, without openly compromising the trusts of the trust.

We cannot help adverting, in this place, to the clause in the Acts of Parliament, which exempts from the jurisdiction of the Commissioners certain charities having special visitors. These charities are as liable to abuse as other, and their origin, endowments, and foundation, are mostly in great obscurity. The exceptive clause is purely arbitrary; it does not protect from the present inquiry a class of charities more directly connected either with Church or State, but exempts them because the donor happened to appoint a bishop or a corporation the occasional superintendent of his endowment—a duty which, as no remuneration is attached, is scarcely ever discharged, and of the existence of which, probably, from lapse of time, the parties on whom it is imposed are ignorant. We trust, therefore, the Commissioners, before they finish their invaluable labours, will obtain the sanction of parliament for extending their inquiries to charities having special visitors; or, if not, that the visitors themselves will be compelled to do their duty, and inquire into the administration of trusts of which they are the appointed guardians.

ment. The interest is not paid to the trust account; but the renter - warden yearly supplies the poor of the almshouse with three chaldrons of coals among them, and gives to each 10s. half yearly, to supply them-

selves with bread. That of this exceeds the interest of the legacy by £4 or £5. In this addition, the annuity of each alms-person is three sacks of coals.

Glaziers' Company.

WALL'S GIFT.

Abraham Wall, citizen and glazier of London, in 1638, devised as follows: "I give to my living father, *George Wall*, out of my inheritance in Ironmonger-lane, £20 a-year during his life; and after his decease, I give it unto my brother, *William Wall*, and his heirs, for ever, he paying and performing all such legacies as I shall hereafter give and bequeath, as followeth." He then gives to the Company of Glaziers, 40s. yearly, to be distributed to four aged poor women of the Company.

The premises mentioned in this will form part of the house at the corner of Ironmonger-lane, in Cheapside, occupied (lately) by Messrs. Hurst, Robinson, and Co. printsellers, from whom the annuity of 40s. is received.

The Company have at present four annuitants, one a poor freeman of the Company, and three widows of freemen, to whom they pay £4 a-year each, by payments of £1 at each quarterly court. The 40s. given by Wall, and the other benefactions, hereafter mentioned, are applied in the payment of these annuities.

TAYNTON'S GIFT.

Robert Taynton, in 1679, gave to his grand-daughter, her heirs,

and assigns, a messuage near St. Margaret in Southwark, charging with a rent-charge of £5 to the Company, for towards the relief of so many widows, or decayed freeholders, as the master and warden of the Company should think fit.

This house is now in the High-street, in Ironmonger-lane, and is in the occupation of Messrs. Brocksopp and Co. grocers, by whom the annuity is paid, with a deduction of 10s. for land-tax, by which it is reduced to £4 : 1 : 3.

OLIVER'S GIFT.

John Oliver, in 1699, gave a house in Queen-street, Ironmonger-lane, to his grand-son, in fee-simple, on condition that he, his heirs, assigns, should yearly, on Midsummer-day and Christmas-day, pay to the Company £3, to be distributed to three poor persons of the Company.

This annuity is paid to the occupiers of the house north-east corner of Queen-street, Cheapside, now in the occupation of Messrs. Robert and John Gore.

VOLLETT AND KNIGHT'S GIFT.
David Vollett, in 1724,

of ground and two in Crown-court, near all-court, in the parish Leonard Shoreditch, to daughter, Elizabeth Knight, heirs, chargeable with payment of £3 a-year to company, for the use of poor, in such manner should think most be-

Elizabeth Knight, by her will, 1729, (after reciting the in her father's will,) devised the whole of the said and two houses, to the company, in trust, that the clear rents and profits should be paid, on St. Matthew's Day, divided among such poor, or their widows, as should think the most proper objects of charity, each of to be paid 10s.

The premises were let to a Cook, for a term of 20 years from Midsummer 1770, at the yearly rent of the lessee covenanting to own the two messuages, build on the ground two additional brick messuages, and in building the same at least. The present of the lease is a Mrs. Clark, from whom the

rent of £5 : 5 is regularly received.

It appears, that there are now four houses standing upon the ground thus devised, two being Nos. 11 and 12, in Crown-court, and two others, Nos. 11 and 12, in a place called Wood's Buildings, at the back of the former. The houses are in tolerable repair, but are of a poor description, and in a bad situation. It appears probable, therefore, that the present rents, which amount to £46 : 16 per annum, are as much as they would be worth if the lease were expired.

The whole sum derived by the Company from these several charitable donations, is £13 : 19 : 3 per annum, falling short of the amount of the four annuities paid by them, by £92 : 0 : 0. It may be observed that the present application does not strictly conform to Wall's bequest, which directs that his benefaction should be given to four widows, nor to Elizabeth Knight's, which directs that 10s. should be given to each object of her bounty, whereby it would of course be extended to a much larger number than at present partake of it.

Innholders' Company.

HINDE'S GIFT.

In a deed of trust, in 1653, it is stated that *Thomas Hinde*, an innholder of London, by his will, gave a yearly charge of £5, issuing out of the moiety of the messuage the Spurre, in Southwark, county of Surrey, for the use of poor decayed men of

the Company of Innholders as, by the master, wardens, and assistants of the Company, should, from time to time, be appointed. This annuity, reduced to £4, by a deduction of £1 for land-tax, is received, by the Company, from the occupier of the Spur Inn, in the High-street, South-

FREE GRAMMAR-SCHOOL, AT OUNDLE, NORTHAMPTONSHIRE.

This school was founded by Sir William Laxton, in 1556, and established in the guild, or fraternity, house there; the founder granting to the Company, on trust, for the maintenance and repair of the same, certain lands and houses in the city of London; and, also, for the payment of 8*d.* weekly, to seven poor men of Oundle, who were to reside in the guild-house. The Company were to provide an honest and learned schoolmaster, being a master of arts, "to teach grammar, freely, within the school-house to ALL such as should come thither to learn, and an honest learned person to be usher;" and that they should yearly pay to the schoolmaster £18, and to the usher £6:13:4. The founder further willed that the Company should, with the advice of the vicar, churchwardens, and four of the parishioners of Oundle, appoint the seven poor men to be beadmen in the house: and he also willed that they should, yearly, pay to the vicar and churchwardens, and to four of the most substantial parishioners of Oundle, 2*s.* yearly, to the intent that they should employ the same upon the reparation and maintenance of the house. The school to be called the "Free Grammar-School of Sir William Laxton;" and any thing further that could be suggested for its improvement was to be done under the authority of his executrix and overseers of his will.

In the inquisition, the property derived from Sir William Laxton is stated to have consisted of eleven messuages in Candlewick-street, (Cannon-street,) two in Abchurch-lane, one in St. Nicholas-lane, one in Eastcheap, three in Sherbourne-lane, four in St. Swithin's Lane, and five in Bush-lane, London, and to have yielded, altogether, an income of £170:13:4.

The house at Oundle, mentioned by the donor, is now appropriated, according to his directions, for a school and almshouse. The premises have been considerably enlarged by purchases made, of late years, by the Grocers' Company, to the amount of nearly £1500, for additional buildings, and for a play-ground for the boys of the school. Improvements have been made in the schoolmaster's house, for the purpose of enabling him to take boarders. The sums expended in repairs, since 1808, amount to more than £1200, exclusive of an annual sum of £5 allowed for incidental repairs.

It appears, from the before-mentioned decree, that, at the date of it, the Company had augmented the payments directed by Sir William Laxton to be made to the schoolmaster to £30; to the usher, £10; to the seven almsmen, 2*s.* each per week; and the same to a woman to attend them.

The annual sums now paid in respect of this charity are as follow:—

	£	s.	d.
To the schoolmaster, as the stipend for himself and his usher, £40, and an additional gratuity of £60	100	0	0
To the seven almsmen and the woman who attends them, 5 <i>s.</i> each, per week, making.....	104	0	0

thing for the almsmen	35	0	0
edicines for do.	15	0	0
el for do.	10	0	0
cidental repairs	5	0	0
	<hr/>		
	£269	0	0
	<hr/>		

is for the almspeople
ntal repairs are paid
Walcott, Esq. who
Oundle, and kindly
to superiutend the
ent. The almsmen
nd generally old men,
rish of Oundle, ap-
the Company, upon
lations transmitted by
tt. The schoolmaster
yman and master of
is appointed by the

Company, who leave the nomi-
nation of the usher to him.

The number of free scholars
in the school in May, 1821, was
EIGHT, *admitted from the town*
of Oundle. No application for
the admission of any boy ap-
pears to have been refused.
They receive a classical edu-
cation.

A deputation from the Grocers'
Company occasionally visits this
establishment.

OBSERVATIONS.

ne from the endowments of this charity must be very conside-
t is to be regretted the Commissioners have not stated the
lead of copying the description of the property from a former

The premises are all in the heart of the city; in the immediate
the Exchange, the Bank of England, and the Thames, and,
locality and extent, they cannot be worth less than £2000 or
ar. Out of this revenue, eight boys are taught Latin and
seven almsmen, and a woman to attend them, are paid 7s.

! What magnificent doings out of an income large enough to
llege or an university! And it does seem, from the expression
der's will, that the school should be open "*to ALL who should*
to learn," that he contemplated an extensive foundation, the
which should not be limited to the inhabitants of Oundle. It
Company have been expending a great deal in repairs and in
premises. What this is for, nobody can tell—unless for a job:
er be for the accommodation of the handful of scholars now on

Expending the trust-property in improvements to *enable the*
te boarders is not less mysterious and unjustifiable. But this
ttleman is a favoured man—he nominates the usher, &c.; and
ot be surprised if he were connected, by consanguinity, or
ie, with some member of the self-elected conclave from whom
is appointment.

WILES'S GIFT.

Knowles, in 1432,
e Company a mes-
ate in the parish of
in's, London, for a
alms for the relief of

This tenement is
ehouse, built on the
old messuage, near
III.

St. Antholin's church, Budge-
row, in pursuance of a building
lease, granted by the Company,
for a term of seventy-one years,
from Christmas, 1774, at a rent
of £33 per annum. The name
of the present tenant is Charles
Brooke. The rent is not speci-
fically applied, but may be con-

sidered as comprised in a general distribution to the poor of the Company, which will be noticed hereafter.

ALDERMAN KEBYLL'S GIFT.

Alderman Sir *Henry Kebyll*, in 1514, devised to the Company two messuages, in the parish of our Lady in Bow, in the ward of West Cheap, and two messuages, with a garden and other appurtenances, in Broad-alley, in the parish of St. Margaret, Lothbury; a 'great messuage, with the garden and appurtenances, in the parish of St. Peter the Poor; also a piece of ground, with the stables and other houses erected thereon, in the parish of St. Olave, in the Old Jewry; and directed, after various pay-

ments to *superstitious uses*, that the Company should pay weekly, to seven poor and decayed men of the Company, such as have been leaseholders or occupiers in the city, 3s. 6d. sterling.

The premises under this devise are described in the inquisition to be a messuage, in the Old Jewry; a messuage, then called Grocers' Hall, near the Poultry; and a messuage, then several small messuages, in the parish of St. Peter's Poore.

The sum of £9 : 2 is paid annually in respect of this gift, shortly before Christmas, among seven poor persons, members of the Company, or their widows, in sums of £1 : 6 to each, being *at the rate of 6d. a week.*

OBSERVATIONS.

What faithful and inflexible trustees these Grocers are! After an elapse of more than three centuries, they still steadily continue the payment of the *sixpence weekly* to the poor members of their society. No allowance is made for the immense depreciation in the value of money since the reign of Henry VII. Like Old Shylock, they stick to their bond—6d. is there put down, and not a farthing, more or less, will they give, though the property left for these "seven poor and decayed men" is, probably, worth £1000 per annum, the surplus being carried to the general fund, to be consumed in turtle and champaign, in the luxuries of professional singing, and other delights, with which these joyous and right worshipful citizens occasionally regale themselves. We must again regret the omission of the Commissioners in not having more particularly described the present state of the property of the Company; great changes have taken place since the inquisition in 1686 and we fear this will interfere with a little illustrative design of our own. As we find that nearly all the land and houses in London were left to the poor, either for education, clothing, or subsistence, our intention was, to prepare a *map* of their possessions, setting forth by "metes and bounds" the streets, squares, courts, and alleys, which belong to them, with the name of the Company, Corporation, or parish authority, that now exercises the prerogative of landlord or trustee. We hope, however, the king will not lose his rights; it seems part of Sir Henry Kebyll's gift, as well as the two next, was for *superstitious uses*, and it has been recently decided that all rents of land for such purposes, prior to the 23d Henry VIII. belong to the crown. *The Attorney-General v. Vivian*, Russ. 226. We trust, therefore, the law-officers of the king will be on the alert, and if the Company have not acquired any subsequent title, they will not fail to bring in aid of the public service any windfall that can be derived from this source.

SIR WILLIAM BUTLER'S GIFT.

Sir *William Butler*, in 1529, devised to the Company his

messuage, called the Basket, in Thames-street, in the parish of St. Dunstan in the East; two

five cottages, garden, in the parish of St. in Bassishaw; three Tower-street, in the St. Dunstan in the id a quit-rent of 12s. of five tenements in of St. Bride's, Fleet-on trust, for certain *uses*; and he directed he profits of the premi-Company should pay to ry-priest or the church- of Biddenham, in Bed-40s. to be expended r in repairing the king's between Gilbert's and and so forth, to the lge, and from thence to of the Great-bridge of m.

o directed they should y to the churchwardens e distributed in alms e poor of Biddenham; they should pay 12s. buy as much charcoal amount to that sum, ributed among the poor ish of St. Mildred, in ry, at the feast of All

emises given by Sir Butler are described in tion to be two mes- Mincing-lane; one in Thames-street; an- uage in Bowyer's Row; t of 12s. out of three Fleet-street; and a of 20s. out of three Ludgate-hill.

ms of £2 and £1 are paid to the church- of the parish of Bid- and 12s. to the church- of St. Mildred, Poul-

HN PECHE'S GIFT.

1533, *Sir John Peché*,

of Lullingstone, in the county of Kent, paid into the hands of the Company £500, for the accomplishment of certain obits, payments, alms, and other works of piety; they, in consideration, covenanting to keep a yearly obit in the parish-church of Lullingstone, and to distribute 30s. in alms amongst the poor present at the obit; also, to pay yearly to the parson of the church of Lullingstone, being continually resident, 53s. 4d. and if the parson should not be resident, then the 53s. 4d. to be expended in the repairs of the ways in the hundred of Lullingstone, till the parson should again be resident; that the wardens should nominate three poor beadmen into three almshouses, built by Sir John Peché in his life, at the west end of the church of Lullingstone, and pay yearly to each, £5 : 4; that the wardens should repair the almshouse at their own cost; and, lastly, distribute, yearly, on Good Friday, for the relief of the poor prisoners of Newgate, Ludgate, the Marshalsea, and the King's Bench, 5s. to each prison respectively, to be divided by the discretion of the wardens, or their clerk or beadle.

The following sums are paid annually by the Company to Sir Thomas Dyke, of Lullingstone-castle, in respect of this gift:—£1 : 6 : 8 for the poor, which is supposed to form a part of the 30s. mentioned in this deed, and is the sum charged by the before-mentioned decree, a deduction having probably been made for the payments to the priests and clerks at the obit; £2 : 13 : 4 for the rector of Lullingstone, and £5 : 4 for the three beadmen or alms-men alluded to in the

deed. The alms-men who now receive this money were appointed by the late Sir John Dyke. There are no alms-houses now existing. These pensions are paid annually on New Year's Day, on which day also the £1 : 6 : 8 is distributed to the poor.

The annual sums of 5s. each are paid to the respective stewards of the prisons of Newgate, Ludgate, and the King's Bench. At the time of this in-

vestigation there was a considerable arrear due to the Marshalsea prison in respect of this donation, the same not having been applied for since the year 1769, though the *whole sum of 20s. has been constantly carried in the Company's books to the account of these four prisons.* The Commissioners were assured that information of the gift should be sent to the Marshalsea prison, and the arrear, amounting to £13, paid.

OBSERVATIONS.

There appear to have been two *laches*, or breaches of trust, in the management of this charity. First, the alms-houses at Lullingstone, which the Company covenanted to keep in repair, have become entirely extinct. Secondly, the annuity of 5s. payable to the Marshalsea prison has not been paid for the last fifty years, though the prison has been regularly debited with that sum in the account-books of the Company.

LURCHYN'S GIFT.

All the property which the Company now have in Cannon-street (formerly Candlewick, or Canwick-street) is stated, in the inquisition, to be derived from the above gift of Sir W. Laxton; but in an index to the Company's old Book of Wills, which index appears to have been made in 1762, it is stated, that two of the tenements in Cannon-street, described as the gift of Sir W. Laxton, were given by *John Lurchyn*. The will of Lurchyn is dated in 1459, by which he gave his two great tenements, situate in Canwick-street, for the relief of the poor alms-people of the Company, for ever. The whole of the premises in Cannon-street were destroyed by the great fire of London. The gift of John Lurchyn is not mentioned in the decree, and no specific distribution is now made in respect of it.

CLOKER'S GIFT.

Henry Cloker, who appears,

by the Company's Book of Wills, to have died in 1574, gave certain houses in St. Michael's, near Crooked-lane, to the Coopers' Company, upon trust, among other payments, to pay 40s. a-year to the Grocers' Company; 20s. thereof to be divided between the master and wardens for making inquiry once a-year, whether the Coopers' Company bestowed a rent that he had given to them according to the directions of his will; 14s. to be given by the master and wardens to the fourteen poor alms-men or women, of the houses erected at Ratcliffe by Nicholas Gibson: and the remaining 6s. to be given to the master, usher, and scholars, of Gibson's school, at Ratcliffe, in bread and drink, once a-year. The annual sum of 40s. is received from the Coopers' Company by the Grocers' Company, the whole of which is paid over to the school-master of Gibson's school, who gives a receipt for the same, as being for the Ratcliffe widows.

account of Gibson's and of Gibson's alms—so far as they are connected with the school, will be on some future occasion.

FOR SCHOLARSHIPS.

Backhouse, in 1587, the house in which she dwelt, the tenements belonging, was sold to the Company, to the use of the profits, £40, towards the maintenance of four poor scholars of the university of Cambridge and four scholars in the university of Oxford, to each nominated by the Company, hoping that they would be some of her own kindred scholars, being fit persons, before strangers; the residue of the profits of the houses to be disposed to such uses as the Corporation should think fit.

Before-mentioned inquiry is found, that *Emme* devised to the Company two houses in Wood-street, and a house in Steyning-lane in the occupation of the Haberdashers' Company, with the payment of an annuity to four scholars of the university of Oxford, who, by special order of the Company afterwards agreed, were all in Jesus-college; also, with the sum of £1000 to two scholars in the university of Cambridge: the scholarships at Jesus-college and Oxford, appear to have derived from a legacy of money given by *Mary Robinson*, mentioned, and are stated, in the account given of her benefactions to have been charged on the houses in Wood-street, by order of the court of as-

sistants. The four scholarships at Cambridge, and the same number at Oxford, established by *Mrs. Backhouse*, appear to have been thus reduced to two at the former university, but it could not be discovered what was the reason for making this reduction.

The premises given by *Mrs. Backhouse* now consist of warehouses, &c. being No. 104, in Wood-street, let in three divisions, to *Thomas Green*, *Robert Wilson*, and *Thomas Hunter*, at rents, amounting, after the deduction of land-tax, to £233 : 17 : 6. The Company are not now in possession of the house in Steyning-lane, but an annual sum of £20 : 6 : 8, considered as a fee-farm rent, received from the Haberdashers' Company, subject to a deduction of £4 for land-tax, is also understood to be derived from this gift.

The two exhibitioners at Cambridge are appointed by the Company, upon petitions from the candidates, and certificates of the residence and good conduct of the petitioners, from the colleges to which they belong. They are allowed to hold the exhibitions till they take the degree of A. B. when others are appointed.

MARY ROBINSON'S GIFT.

Mary Robinson, in 1617, gave to the Company £500, upon trust, to purchase land, or otherwise raise so much maintenance as should amount to £25 a-year above all charges, the same to be given, yearly, to four poor scholars of Jesus-college, Oxford, students in divinity; and when any of them should attain better preferment, or die, their portion to be bestowed upon

others. This annuity, of which mention has been made in the last article, is remitted by the Company to the principal of Jesus-college, to be divided amongst the four exhibitioners. The occurrence of a vacancy upon each exhibitioner's taking the degree of A. B. is certified to the Company by the principal, who, at the same time, sends a list of candidates to succeed to the exhibition.

LOST CHARITIES.

Andrew Bayning, in 1610, gave £120 to the Company, to be invested in real security, of the yearly value of £5, on trust, to pay the same towards the maintenance of a poor scholar, to be brought up in the university of Cambridge.

Robert Cocke gave £100, on trust, towards the maintenance of one poor scholar in the university of Oxford or Cambridge.

Extracts of the two last-mentioned wills appear in an old book of wills belonging to the Company; but these gifts are not mentioned in the inquisition, and no trace is found of them in the account-books of the Company; it is therefore conjectured that they never were received by the Company.

BLUNDELL'S GIFT.

Peter Blundell, in 1599, gave £150, to be invested in land, and out of the rents, 40s. a-year to be paid to the poor people in Bedlam, in London; the residue to be for the use of the wardens for their trouble. It is stated in the inquisition, that Peter Blundell gave a messuage and four gardens, then built on in Dunning's Alley, in Bishopsgate-street, but it is probable that the

£150 given by his will, as above, was laid out in the purchase of this property. The sum of 40s. is paid annually to the receiver of Bedlam by the Company.

GIFT TO WEST WICKHAM.

Lady Slaney, in 1607, left £40, on trust, to the Company, that they should pay yearly, to the poor of West Wickham, in Kent, the sum of £3, to be employed in binding poor men's children apprentices to some good manual trade or occupation; such children to be nominated by her executors while living, and after their decease by the owners of the manor of West Wickham. Three pounds are paid annually by the Company to the churchwardens of West Wickham.

FREE-SCHOOL AT COLWALL.

In 1612, *Humphry Walwyn*, left £600, to be invested in the purchase of houses in the city of London, the rent of which he appointed to be paid as follows: To the Company of Grocers, £5, yearly, and two of the wardens, with the clerk, and some learned man, to be chosen once in three years, to visit and examine the scholars at the school, which, by his will, he appointed to be erected at Colwall, in the county of Hereford. To the parish of St. Martin Orgars, £5; and the remainder of the rents he gave for the teaching and maintaining the free-school at Colwall, and directed that the poor children of that parish, and seven children of the parish of Little Malvern, of the poorest also in that parish, should be taught freely, without payment of any thing for their schooling; and, also, that those in the pa-

Colwall which were able to should not pay above their schooling in a year. Further directed, that the master should have the use of the houses and tenements that should be bought, of £10 before-mentioned first deducted; that he should be a preacher, and should preach four sermons every year, every quarter, and once a year at Little Malvern, and he should repeat in brief the will of the founder concerning the school.

It does not appear that any houses were purchased with the money bequeathed by Walwyn; but in the inquisition the sum of £5 a-year, to be paid to the schoolmaster at Colwall, is mentioned to have been charged by the Company upon eight houses, in the parishes of St. Michael and St. Peter, in Cornhill, devised for the Company by John Billes, and it appears, from the records of the Company, that this money had originally been made with the consent of Walwyn's executor.

The sum of twenty pounds a-year is now paid to the schoolmaster as his salary, and the Company have made liberal additions to this income since the death of the present master, as a reward for his exertions to benefit the school. Some mismanagement of the school appears to have taken place in the time of the preceding master, whose want of health occasioned him to remove, first to Gloucester and afterwards to London, leaving another person in the management of the school. The Company sent down a deputation, to inquire into the state of the school, and at last induced the

master to resign, on giving him an allowance of £50 a-year.

The schoolhouse, which is inhabited by the master, was rebuilt by the Company in 1795, and is kept in repair by them at considerable expense. It does not appear when, or by whom, the original building was erected.

There are, at present, fifty-two free-boys in the school, all of them from the parish of Colwall, except one, who is from Little Malvern. The reason why there are no more from the latter place, which is entitled to send seven scholars, is stated to be that there is but this one boy born of Protestant parents in that parish. Every poor boy residing in the parish of Colwall has the privilege of admission to the school, which is entirely free of expense. The scholars are taught English reading and writing, and receive religious instruction from the master, who is a clergyman, but no classical education is now given there.

A deputation of the Company occasionally visit the school, and they have the assistance in superintending it of a gentleman residing in the neighbourhood, John Biddulph, Esq. who interests himself in promoting the utility of the institution.

The schoolmaster receives an annuity of £5 : 6 : 8 from the crown out of the land revenue.

GIFT TO ST. MARTIN ORGARS.

The founder of the school at Oundle gave an annuity of £5, charged on the houses last mentioned, in St. Michael and St. Peter's, Cornhill, to the poor of St. Martin Orgars, to be bestowed in sea-coals, in winter; such godly poor as should resort to the church, and live peaceably.

of the parish; and 40s. to be divided amongst twenty of the poorest and most impotent people within the same; to every one of them 2s. on Christmas-eve .	5	0	0
£20 to be paid to ten poor ministers' widows, 40s. a-piece	20	0	0
£10 to ten poor men and women, aged and past labour, or otherwise made impotent, as the wardens and assistants should think fit	10	0	0
The two last-mentioned sums to be distributed at or before Christmas.			
40s. to the Company, for their care in distributing the said pensions.....	2	0	0
40s. to the clerk of the Company, for his care in procuring the rents and profits to be duly paid.....	2	0	0
£3: 10 to the seven almsmen of the Grocers' Company, 10s. a-piece	3	10	0
£5 a-year each to two persons mentioned in her will, for life	10	0	0
	<hr/> £102 10 0 <hr/>		

The residue of the tithes and fee-farm rent she left to be disposed of by the Company, for the relief of such poor and aged people as they, in their discretion, should think fit.

By a codicil, the testatrix left £30 a-year to the curate of Forden, to be paid out of the tithes of the rectory; or deducted out of such of her charitable gifts as her executors should deem most convenient.

By the decree already mentioned, it appears that these charges were confirmed, including the £30 to the curate of Forden, except the payment to the prisoners, which, instead of £40, is stated to be £10. This reduction was, probably, made by the donor's executor, under the power given to him by the codicil, in order to make the provision for the minister.

The property mentioned in Lady Middleton's will is vested in the Company. The tithes of Forden are now on lease to the Rev. Maurice Edward Lloyd, the minister of that place, for a term of twenty-one years from

1802, at the rent of £273, which is considered to be their full value. This rent, with the annuity of £27 a-year, out of the rectory of Austell, which is received from C. Rashleigh, Esq. and Henry Hawkins Tremayne, Esq. makes up an annual income of £300, out of which the following payments are made:—

To the minister of Forden, £30; in releasing poor debtors in the prisons in London, £10. Petitions are received, for this purpose, from the objects, accompanied with recommendations from the keepers of the respective prisons, or other persons, which are considered by the Company, and the relief given as they think proper. To Christ's Hospital, £10; to the churchwardens of the parish of West Ham, to be disposed of according to the donor's directions, £5; to ten widows of clergymen of the established church, who are selected, by the court of assistants, from various petitioners, usually to the number of twenty, £4 each, instead of 40s. amounting, in the whole, to £40. The

ful petitioners, also, re-
s. each from the Com-
properly recommended.
ditional gifts may be
d as given under the
ary power given to the
of disposing of the re-
this gift.

is now paid to twenty
persons of the Company,
and ten women, 10s.
0.

even almsmen alluded
e donor are, probably,
to have been already
d in the account of
gift, as having, before
of London, inhabited
es in the court-yard of
Hall. The residue of
not specifically appro-
bat is carried to the
ccount of the Company.

FOR A LANTERN.

Vardall, in 1656, gave
ompany a tenement,
r the name of the White
Walbrook, to the intent
should, yearly, within
ys after Michaelmas,
the churchwardens of
ph, Billingsgate, £4, to
a good and sufficient
glass lantern, with a
or the direction of pas-
to go with more secu-
nd from the water-side,
long, to be fixed at the
t corner of the parish
St. Botolph, from the
of St. Bartholomew
lay; out of which sum,
be paid to the sexton,
ig care of the said

the further intent that
any should pay, yearly,
urchwardens of East
h, in the county of
£ : 10 ; who should,

every Saturday afternoon, or
Sunday morning, distribute, in
bread, 2s. 6d. among fifteen poor
widows of the parish, to each
of them 2d. in bread; and he
gave the residue of the rents and
profits of the said tenement
amongst the poor almsmen of
the Company.

The tenement in Walbrook,
formerly the White Bear, is now
a public-house, known by the
sign of the Black Bull, let to
John Brown, for twenty-one
years from Lady-day, 1814, at
the rent of £65 : 16 per annum,
subject to a deduction of £6 : 2
for land-tax and insurance.

Upon a reference to the sche-
dule annexed to the deed, exe-
cuted by the Company, in pur-
suance of the before-mentioned
decree, it appears that, at that
period, the rent was £12 : 10 ;
£4 is annually paid to the church-
wardens of St. Botolph, Bil-
lingsgate, and £6 : 10 to the
churchwardens of East Green-
wich. The only additional sum
charged by the decree is £1,
which is specifically given away
to two poor freemen of the Com-
pany, at 10s. each; but the re-
sidue of the rent, amounting to
£45 : 4, may be considered as
forming a part of the general
distributions to the poor of the
Company hereafter mentioned.

KEATE'S GIFT.

Gilbert Keate, in 1657, gave
to the Company £750; £100 to
be lent, gratis, to two young
men of the Company; £50 to
remain as a stock for the Com-
pany's poor for ever; and, as to
the other £600, he directed that,
out of the profits thereby arising,
the Company should yearly pay
to the churchwardens of the pa-
rish of Bishopstone, in the county

of Wilts, £16, to be distributed by them equally amongst four such aged persons of that parish, during their respective lives, as the greater part of the parishioners should think fit; and to the churchwardens of the parish of St. Hearne, near the town of Truro, in the county of Cornwall, £8 yearly, to be distributed in like manner, between two aged persons of that parish, to be chosen by the parish, in like manner.

The sums of £16 and £8 are yearly paid to the churchwardens of each of the parishes mentioned in the will. No specific sum is distributed by the Company in respect of the £50 left for the Company's poor; but the interest of this sum may be considered as forming a part of the general distributions of the Company for that purpose.

LADY SLANEY'S FUND FOR THE PURCHASE OF IMPROPRIATIONS.

By her will, in 1607, Dame *Margaret Slaney* gave to the Company of Grocers, or such other company as her executors should think fit, the sum of £2000, upon trust, that it might remain a perpetual stock for the purchasing and re-uniting again to the church impropriated benefices and parsonages. The will of the donor was that the company to whom this bequest was entrusted should purchase the inheritance of some impropriate benefice or parsonage, allowing a competent sum to the minister, for his maintenance; and the remaining profits to accumulate till the stock again amounted to £2000, when the entire profits of the disimpropriate benefice should be allowed the rector, or

parson; and a new purchase impropriate benefice to be out of the accumulated. This course to be continued whenever the stock amounted to £2000, and the Company interest for that portion of the fund remaining in their hands. The livings purchased to be native, and not presentative, to be free from the payment of first fruits and tenths, and all fees whatsoever claimed by the archdeacon, bishop of the diocese, or the archbishop of the province, or any of their officers. The ministers appointed should hold any other living, nor receive any salary or pension sent from their benefice more than forty days in one year, without a license obtained, in writing, from the hands of the churchwardens and two of the better sort of inhabitants of the parish. For the better performance of the will, Lady Slaney directed that the Company should, yearly, on or before the feast of Christmas, or fourteen days after, deliver an account of the administration of this charity to the governors of Christ's Hospital, London, and such expenses as the governors thought reasonable should be allowed the Company for their trouble.

By an agreement with Christ's Hospital, in 1620, it was covenanted that the purchases of impropriate benefices or parsonages should be made in the names of such persons as should be warden and twelve of the better sort of the commoners of the Company at the time of the purchase, and of twelve others of the better sort of the commoners, and that, so often as the stock should be reduced to £2000, the trust-estates should be transferred to the like number of similar persons. It was also covenanted that, in case,

base of an impropriate or parsonage, and the sum of the stock of £2000, of the realm should not that the church should be tivo or donative, then company should allow a who should preach vice every Sabbath, all ts of the rectory or par-

And it was further ted that the Company allow after the rate of cent. per annum upon ey, from time to time, ands, towards increasing ; and that they should .8d. per cent. per annum vernors of Christ's Hos- be bestowed on the the hospital, that the s might be the more o bestow their pains for er execution of the will Slaney.

n inquisition of Com- rs of Charitable Uses, it was found the Com- d, in pursuance of the the testatrix, laid out sums of money in pur- impropriations; and that is then, in their hands, a £2000 undisposed of;

Commissioners decreed Company should forth- ceed to carry into exe- re trusts of the will and nants in the deed; but h as it appeared to be ation of the donor that npany should have a be- m the money remaining hands, and that, from ng of the rate of interest, hen very difficult to find curity for money at five : they ordered that the y should, in future, pay 6. per cent. per annum money in their hands.

In 1761, proceedings were again instituted against the Company, on account of the management of this charity, when the Lord Chancellor declared that it appeared to him to be the best execution of the trust that the Company should, as the fund would permit, purchase impropriations to which the right of patronage of the vicarage appertains, which vicarage the Company might purchase to the amount of the gross annual sum, not exceeding £150 a-year, including the annual value of the vicarage; and that such impropriation should be applied for the benefit of the vicar, as the Court should direct. And he ordered that the Company (having then in hand a stock far exceeding £2000) should proceed to find out a purchase of such impropriation and patronage of the vicarage; but so as to retain in their hands a capital of £2000 as a future fund, allowing interest after the rate of £2:10 per cent.; the purchases, when found out, to be made with the approbation of the master.

From the fund thus established, four impropriate benefices have, at different times, been purchased. About the year 1620, was purchased the impropriation of the parish church of Norhill, in the county of Bedford; about 1663, that of the parish church of Allhallows Steyning, in London; in 1762, the impropriate rectory and patronage and vicarage of Bucknall, in the county of Salop; and, in 1786, the impropriate rectory and patronage of the vicarage of Upton, in the county of Dorset.

In addition to the these purchases, it app

£700 was appropriated, in 1761, to the re-building the parsonage-house of Allhallows Steyning; and a farther sum of £2000 was appropriated, in 1816, to the re-building the vicarage-house at Bucknall, in Shropshire.

The impropriate tithes belonging to all these benefices have been disimpropriated, and reunited to the respective churches. The Company continue to give to the incumbents the additional advantage of paying, out of the accumulating fund, for the insurance of the parsonage-houses.

By the last annual account rendered to the governors of Christ's Hospital, which was audited in 1820, it appears that, after deducting these charges for insurance, the allowance of 6s. 8d. per cent. on the money in hand to the poor of Christ's Hospital, £5 for a dinner to the auditors, and £5 to the clerk of the Company, there remained, in the Company's hands, a balance of £2502:10:6, for which the Company pay an interest of two and a half per cent.

The Commissioners observe that there seems to have been some remissness in the application of this fund. It appears that, from 1633 to 1762, a period of 129 years, no purchase was made, although, so early as the year 1704, the Commissioners of Charitable Uses had decreed that the Company should forth-

with proceed to apply the sum then in hand to such purchase. From the year 1761, however, the management of the fund appears to have been under the superintendence of the Court of Chancery, and they have not, therefore, thought it necessary to enter more minutely into the examination of it.

ROBINSON'S GIFT.

William Robinson, in 1661, gave to the Company all his lands and tenements, in Grub-street, London; and directed that £10 should be paid for the maintenance of the free-school at Penrith, in Cumberland; £5 to Christ's Hospital, London; £5 to St. Bartholomew's Hospital; £5 to St. Thomas's Hospital, Southwark, and £5 to Bridewell, London. The remainder of the lands in Grub-street to be for the Company.

These different annuities are paid to the receivers of the school and of the respective hospitals.

SCHOOL AT WITNEY.

The Company are governors of the grammar-school at Witney, in Oxfordshire, founded by *Henry Box*, in 1664; but the Commissioners think it more convenient to reserve an account of this institution till they have an opportunity of investigating it on the spot.

OBSERVATIONS.

In the Tenth Report, the Commissioners give an account of the charities of Witney; but it there appears, an act of parliament was obtained, in 1664, for settling the school founded by Mr. Box, in which it was enacted that the provost of Oriel-college, Oxford, and four of the senior fellows, should be visitors of the charity. This clause exempts the school from the jurisdiction of the Commissioners. It seems, however, from the will of Box, that he left a school-house and £50 a-year for the maintenance of the school.

THOMAS MIDDLETON'S GIFT.

Thomas Middleton de-
the Company two tene-
situate near Baynard's
charged with the sum
the poor of the Com-
The date of this gift is
. The annual sum of £7
to seven poor freemen,
ft of Richard Phillips.
ment is found to show
of Richard Phillips to
pany, nor is any such
mentioned in the inqui-
decree. It is therefore
red that this payment
incorrectly entered in
unts of the Company;
it is, in fact, made in
of the charge to that
specified in the will of
as Middleton.

TURVILLE'S GIFT.

Turville, by his will,
the Company £100, to
gratis, to two young
e of the Company, on
curity. He also gave
000, upon trust, to pay
manner following: viz.
rly to the churchwardens
arish of St. Dunstan-in-
to the use of thirteen
poorest of the parish, to
them, weekly, on the
day, in the forenoon,
mon, one twopenny loaf,
-pence in money, to be
ed by the churchwar-
8 yearly to the parish of
ard, in Worcestershire,
distributed amongst the
of the parish, but not to
ie charity of those who
ability, and had usually
ted towards the relief of
r; £4 yearly, to the
ardens of Allhallows,
to be distributed

amongst the poorest people of
the parish, at their discretion;
£10 yearly, to the parson of St.
Stephen's, Walbrook, to preach
a preparation sermon before the
communion, the last Friday in
every month; £7 yearly, to be
distributed by the wardens of
the Company at Michaelmas,
amongst the poorest members of
the Company, at their discretion;
£5 to be paid to the churchwar-
dens of St. Olave, Southwark,
to be by them distributed amongst
the most needy in that parish;
and £5 to the churchwardens of
St. Leonard, Shoreditch, to be
distributed amongst the most
needy in that parish.

The gratuitous loan is not now
advanced, nor is the £10 directed
to be paid for a monthly prepa-
ration sermon in the church of
St. Stephen's, Walbrook. The
Commissioners are unable to
state the reason of the omission
of this last payment. The other
sums mentioned are regularly
paid.

CLERVEAUX'S GIFT.

The annual sum of £2 is paid
by the Company to the church-
wardens of St. Bennet, Grace-
church, as the gift of *Ralph
Clerveaux*.

In the inquisition, Thomas
Gore is stated to be the donor
of two houses in Gracechurch-
street and Lombard-street, to the
Company, charged with the pay-
ment of £2 a-year to the poor of
the parish of St. Bennet; but
the will of Thomas Gore, which
is dated 11th July, 28th Eliza-
beth, contains no mention of any
such charge.

This is all the information that
could be obtained relative to this
gift.

PARISH OF UPTON.

It is stated in the inquisition, that *Alderman Saunders*, by his will, date unknown, gave to the Company £210, directing them to pay for the placing an apprentice out of the parish of Upton-Warren, in Worcestershire, the sum of £10 per annum; but if not performed, then the same to be paid to Christ's Hospital, London, and 10s. per annum to the clerk of the Company. It was stated by the clerk that no application has been made for several years from the parish of Upton for this charity. The last payment that appears upon the books of the Company is in 1794. The Commissioners conceive that the arrears may be claimed by Christ's Hospital.

GIFT TO THE TWENTY-FIVE WARDS.

Alderman Lambert, by his will, (date unknown,) gave £100 to the Company, to be distributed after the expiration of twenty-one years, among the poor people inhabiting the twenty-five wards of the city of London, at the discretion of the Company.

Nicholas Stiles, by his will, (date also unknown,) gave £100 to the Company, upon the same trusts as his late master, *Alderman Lambert*.

The annual sum of £12 is distributed on the first Thursday in January, by the Company, amongst poor persons of each of the wards of the city, in rotation, recommended by tickets, signed by the respective aldermen of each ward. The rotation comprises five wards in each year, taken alphabetically, and four poor persons are recommended from each of those

wards, who receive 12s. a-piece. This mode of distribution has prevailed for many years.

GIFT OF FAGGOTS.

Richard Hale, by his will, (date unknown,) gave £100, to be lent to two young men of the Company; and for the buying 400 Kentish or Essex faggots, about the feast of St. Bartholomew, 200 of the said faggots for the relief of the poor in the parish of St. Dunstan-in-the-East, especially those in Harp-alley and Lily-alley, and the other 200 for the relief of the poor in the parish of St. Mildred, Poultry.

The annual sum of £1:4 is now paid to the churchwardens of St. Mildred; but nothing is paid to the parish of St. Dunstan-in-the-East; the reason of this omission does not appear. The alleys called Harp-alley and Lily-alley no longer exist.

GIFT OF COALS.

Francis Tirrell, by his will, (date unknown,) gave to the Company £1000 marks, to remain as a stock in Grocers' Hall, to the intent that they should yearly provide, with the increase thereof, forty chaldron of sea coals, whereof twenty-six chaldrons were to be distributed, yearly, at Christmas, amongst the poor inhabiting the several parishes of St. Giles without Criplegate, St. Sepulchre's without Newgate, St. Olave's, Southwark, the poor of the parish of St. Mary Magdalen, at the further end of Bermondsey, in Surrey, and St. Botolph without Aldgate: viz. to the poor of the parish of St. Mary Magdalen six chaldrons, and to every of the other four parishes, five chaldrons, to be yearly delivered to

chwardens for distribu-
e overplus of the forty
s to be distributed
the poor freemen of the
y.
he decree, the sums
as payable by the Com-
respect of this gift are,
arish of St. Mary Mag-
ermondsey, £6, and to
shes of St. Giles, Crip-
St. Sepulchre, St. Olave,
rk, and St. Botolph,
, £5 each; and these
e paid to the respective
ardens of each parish.
ecific distribution takes
the poor of the Com-
at it may be considered
are entitled at least to
of £7 : 6 : 8, being the
e between the £26,
by the decree, and
8, the whole of the in-
t. £5 per cent. on the
rks given by Tirrell.

KIRBY'S GIFT.
Kirby, by will, of which

there is an extract in the Com-
pany's Book of Wills, but with-
out date, gave £200, to be lent
to four young men of the Com-
pany, for two years, and di-
rected that the young men
should, in every year, cause to
be brought to the Grocers' Hall
thirty sacks of coals, and give
them amongst the poor people
thereabouts; and directed that
six sacks of the coals should be
given amongst the prisoners in
the Poultry compter.
Nothing more is known of this
benefaction. It is not mentioned
in the inquisition or decree, and
no loan of money or distribution
of coals now takes place, as di-
rected by the donor.

DISTRIBUTION TO THE POOR
OF THE COMPANY.

The sums which, under the
foregoing benefactions, are ap-
propriated to general distribution
amongst the poor of the Com-
pany, are as follow:—

	£	s.	d.
om Knowle's gift	33	0	0
Lady Middleton's	191	0	0
Wardall's	45	4	0
Keate's.....	2	10	0
Tirrell's	7	6	8
	<hr/>		
	£279	0	8
	<hr/>		

hich should be added,
of the houses given by
, if it were possible to
what part, if any, of
erty now possessed by
pany in Cannon-street,
ived from his benefac-
n of £300 is annually
ed among the poor of
pany about Christmas.
tions of bread and pro-
IX.

visions are also made to them
three times in the year; and
throughout the year special ap-
plications for relief are received
by the Company from their poor
members, and such pecuniary as-
sistance is afforded them as upon
investigation may appear proper.
It seems fair to conclude that
these various distributions would
cover any addition that ought to
be made to the above fund in

pears, from the books, that, in 1695, the almsmen were removed to a house belonging to the Company in Salters' Court, Bow-lane, which was ordered to be fitted up for them. The premises belonging to the Company in this situation, at the present time, comprise two houses, one of which is inhabited by the beadle of the Company, and the other consists of four apartments, in which four of the almsmen are lodged. For the other two almsmen rooms have been for many years provided over the kitchen at Salters' Hall. The almshouse in Bow-lane is kept in repair by the Company.

The premises comprised in the lease to Thomas Steane now consist of two houses, Nos. 48 and 50, in Bread-street, and a house in Red-Lion-court, behind the same, with a yard lying between them, and are held by Messrs. Shepherd and Bill, under a repairing lease from the Company, for the remainder of a term of thirty-one years from 1791, at the rent of £93 : 17.

The other premises are situate in Chéapside, and in Spread-Eagle-court behind; and are let, with other houses belonging to the Company, on a similar lease for thirty-one years from 1806, to Mr. Dodgson, at an entire rent of £393 : 17 per annum.

The following additional donations have been given to this almshouse :—

Thomas Salter, in 1558, gave 200 marks, to the intent that they should add 12*d.* a-week to their six almsfolks' pensions, and four sacks of great coals a-piece, or 2*s.* 8*d.* in money, and 3*s.* to the six almsmen at their going to St. Magnus-church, and 12*d.* to the beadle of the Com-

pany for going with them thither where he appointed a yearly to be kept, with other pay for superstitious uses.

John Scott, in 1578, gave the almsmen weekly, charged upon two houses in day-street.

John Garratt, in 1582, gave all his lands and tenements in the liberties of the city of London, or elsewhere, (except a house in Red-Cross-street; he directed that, when they should come to the Company they should therewith pay for certain superstitious uses that they should pay to the almsmen, towards their living every week a penny.

Part of the premises given by John Garratt were situate in White-Cross-street and another street, and were sold, five years since, by the Company. The residue consist of twelve seven houses, situate in Moor-square, and another lane, Cripplegate, and are let on lease to different tenants, amounting, in the whole, to £54 : 14 : 6.

Thomas Barber, in 1622, gave £200, to be lent to two young men of the Company at 4 per cent.; and directed amongst other payments, out of the interest, there should be paid annually, to six men at the hall, 20*d.* a-piece, and to the antientest 2*d.* a-piece. £6 : 18 : 6, part of the interest of this sum, is paid to the church of St. Botolph, Billingsgate.

William Robson, in 1633, gave £2500, directing (amongst other applications of the interest) the payment of £6 per annum to the almsmen.

James Smith directed that out of the rents of his lands

any should pay to the
 en, annually, £4.
 addition to these, £400
 ft, to be advanced in loans
 ng men, and the interest
 applied to the relief of
 lmsmen. But none of
 ns directed to be lent out
 w so disposed of; nor
 ere appear to be any de-
 or them by the persons en-
 but the amount of the in-
 which, by the appoint-
 f the respective donors, is
 ble to charitable purposes,
 ounted for by the Com-

Company have, from time
 , made several additions
 pensions given to these
 m. Their total weekly'al-
 e is, at present, 10s. 6d.
 mounting annually, in the
 to £163 : 16.

Company, in addition,
 among them, annually,
 £16 : 9 : 2, in lieu of some
 above gifts. Each alms-
 so receives from the Com-
 chaldron of coals annu-
 which more than compen-
 or Thomas Salter's gift of
 cks of coals to each.

almsmen consist of poor
 n of the Company in re-
 circumstances. They are
 ted by the court of as-
 s. Notice is given by
 advertisement of the oc-
 s of vacancies, and the
 thought most deserving
 uted.

HOUSES IN MONKWELL- STREET.

Ambrose Nicholas, alder-
 f London, in 1578, left

twelve tenements in Mugwell-
 street, in the parish of St. Olave,
 within Cripplegate, London, for
 the use of twelve poor persons,
 free of the city, (salters to be
 preferred); and the testator also
 gave to the Company all his
 messuages and lands, situate in
 the parishes of St. Alphage and
 St. Olave within Cripplegate,
 and his garden, being, in the
 whole, of the clear yearly value
 of £24, on trust, that they should
 pay 7d. weekly to each alms-
 person, and yearly provide, on
 the Monday preceding Christ-
 mas-day, 300 western faggots,
 to be distributed in their hall to
 the said poor people. The re-
 sidue of the rents to be applied
 to the relief of the poor of the
 Company, or of the poor of any
 other of the city companies.

It appears, from the books of
 the Company, that Sir Ambrose
 also gave £100, which he ap-
 pointed to be lent to two young
 men, free of the Company, for
 two years, they severally paying
 for the same one cart-load of
 charcoal, each load containing
 thirty sacks, to be delivered to
 the almsfolk in Mugwell-street.

The almshouses are situated
 in Mugwell-street, now called
 Monkwell-street. After the fire
 of London, in 1666, they were
 rebuilt at the charge of the Com-
 pany, who keep them in repair.

The property held by the Com-
 pany under the gift of Sir Am-
 brose Nicholas, in addition to
 the almshouses which are in the
 parish of St. Olave, consists of
 the following houses in the parish
 of St. Alphage, Cripplegate:—

se houses in Fell-street, in the tenure of Messrs. Fisher
 id Hebb, under a lease for sixty-one years, from 1803,
 the clear rent of.....

£ s. d.

28

is £373 : 3 : 4 ; and the estimated proportion thereof of the part purchased with Mr. Robson's gift is £266 : 11. The rents, therefore, of the premises purchased with the donor's money amount to £788 : 9 : 4 per annum. Out of this income the Company pay £20 to their own poor ; £20 to the town of Newport ; £10 to Bridewell-hospital ; £5 is paid to each of the three hospitals ; and the two sums of £10 to the Universities. No other payments are made, which leaves a surplus of £703 : 9 : 4.

SIR JOHN COATES'S GIFT.

The annual sum of £2 : 12 has been, for more than a century, paid by the Company, in lieu of two loads of charcoal directed by Sir *John Coates* to be given to the poor of Dowgate-ward, to the deputy of that ward, who distributes the sum, annually, in December, amongst the poor inhabitants, a preference being given to poor widows. This payment of £2 : 12 is inadequate to the present value of the charcoal directed to be distributed amongst the poor of this ward.

The Company also pay, annually, to the deputy of Bread-street ward the sum of £1 : 4, as being Sir John Coates's gift, but it does not appear how that charge arose.

This sum is annually distributed, together with Mrs. Cock's gift of £1 : 6 : 4, and some other small charitable gifts, by the gentlemen of the common council of Bread-street ward, at their first meeting after Lady-day, amongst poor deserving objects being inhabitants of that ward.

SUNDRY GIFTS.

Mrs. Cock, who gave £100 to

the Salters' Company, directed that, in addition to her done to the two almshouses, amounting to £2 : 12 per annum, should be paid, out of the rest of the £100, to the parish of St. Martin, gate, 15s. ; to the prison at Ludgate 5s. ; to the poor of Fleet street ward, £1 : 6 : 4.

Robert Harding, in 1568, gave to the Company a yearly rent of 40s. issuing out of two tenements in Crooked-lane, called the Head and the Ship, and directed that the wardens of the Company should distribute to their poor men of the Company a-year a-piece, by half-yearly payments ; and, as to the remaining 4s. he gave to the wardens of the Company, for their pains, 3s. 4d. and to the clerk 8d. This rent has not been received by the Company for great many years, and the party charged with it is unknown.

Peter Blundell, in 1599, gave to the Company £150, upon condition that they should purchase lands or houses, out of which 40s. should, every year, be paid to the poor prisoners in Ludgate, and the rest to be employed as that the wardens should see the benefit, for their payment of said 40s. This sum of £150 together with £20 added by the Company, laid out in the purchase of a house in Bow Church-lane, of which one part now forms the Salters' almshouses there ; the other part is a house, purchased, free of rent, by the Company. The Company pay, annually, 40s. to the poor prisoners in Ludgate, on receipt given by the steward and countersigned by the keeper of the prison.

Plompton gave £100 to the Company, to be lent to two young men, they pay which he directed to be as follows:—20s. to the Company's use, 10s. to the two beadles, and 10s. to the box of the Company.

Cock gave £100, to be lent to two young men, each yearly, 23s. 4d. of which he directed that 40s. be paid to the parson of St. Mildred, towards the repairs of the church, and the remainder 8d. to the master and officers of the Company. This

sum of 40s. per annum is paid to the churchwardens of the parish of Allhallows, Bread-street, towards the repairs of the church.

John Ireland gave £200, to be lent for such term and to such persons as the Company should think fit, at seven per cent.; of the interest, £4 was to be paid to the parish of St. Mildred, Bread-street, and the remainder to the use of the Company.

Ellis Crisp gave to the Company £150, to be lent to three young men, at four per cent. such interest to be paid thus:—

	£	s.	d.
the poor of St. Mildred, Bread-street	1	0	0
the town of Marshfield, in Gloucestershire	4	0	0
the officers of the Company	1	0	0

an annual sum of £1 is paid to the churchwarden of St. Mildred, Bread-street. The Book does not state the purpose for which the gift to the town of Marshfield was to be used but it is paid to the poor of the parish.

Nicholas gave £200, to be lent to one young man of the Company, he paying yearly 20s. the interest directed to be distributed amongst the poor of the parish of St. Mildred, Bread-

James Smith erected, in Maidenhead, in the parish of Cookham, Berks, eight almshouses, each containing two rooms, for eight poor men and their wives; and that he conveyed to trustees certain lands in the parish of Bray, called Norden's, upon trust, to pay the rent at Salters' Hall, for the use of the said almsmen, each almsman to be fifty years of age, an inhabitant of Cookham, and to be nominated by the vestry of the parish, subject to the approval of the Company. The disbursements out of the rents, as directed by the founder, were as follows:—

JOSEPH SMITH AT MAIDENHEAD. It appears that, about 1661,

	£	s.	d.
For a poor man and his wife £5, yearly, during their joint lives, and, in case of the death of either, then the £5 to be paid to the survivor	40	0	0
Michaelmas-day in every second year, to provide gowns of red broad cloth			
Yearly, to the churchwardens of the parish of Cookham, Michaelmas-day, to be distributed by 2s. weekly, on Sunday in every week for ever, among the poor of the parish, to be nominated in vestry	5	4	0
Michaelmas-day, to the two churchwardens of Cookham, for their salaries, 10s. each	1	0	0

St. Katharine, Coleman-street, St. Katharine Cree, and St. Margaret Pattens; and so every tenth year the distribution to come about again to the same parishes respectively.

The Company further covenanted that, as to £200, parcel of the money delivered to them, they would, from time to time, deliver the same to such four young men, free of the Company, as should be suitors for the same, upon sufficient security, by £50 a-piece for two years, gratis; the same parties not to have the same sums again under two years after the payment of them in respectively.

In 1637, the Company purchased two houses on the west side of Gracechurch-street, and, by a declaration of trust from the trustees to whom these premises were conveyed, they acknowledged that they held them upon the trusts of Barnard Hyde's deed.

These two houses now form one house; and an agreement has been made for a new lease of them to Messrs. Francis and Davidson, for twenty-one years, at the rent of £250.

The weekly lecture was formerly preached at the church of St. Dunstan-in-the-East; but it was declined by that parish some years ago, in consequence of the expenses of lighting and cleaning the church; and it was accepted by the parish of St. Mary-at-Hill, and the annual sum of £30 is now paid by the Company to a lecturer appointed by them for that parish.

The other charities are paid as directed; except that there is no trace of the £200 directed by Barnard Hyde to be lent to poor freemen of the Company.

SIR TIMOTHY WALDO'S.

Sir *Timothy Waldo*, by 1784, gave to the Company the interest to be equally divided on the Company's annual distribution day, between two persons, being Protestants, single, or having been, housekeeper and members of the Company. He also gave the further £500, Three per Cent. Consolidated Bank Annuities, in trust, to apply one moiety of the interest in placing out some poor boy of the parish of Hever, in the county of Kent, apprentice to a farmer, or to some craft trade, or to the sea-service, or in the clothing such poor boy during his apprenticeship, such poor boy should be able of repeating, without the Lord's Prayer, the Creed, and the Ten Commandments, and should have been instructed in the Catechism used by the Church of England; and if at any time, no such boy be found, he directed that the moiety of the interest should be annually distributed among such industrious poor inhabitants of Hever, as should not receive alms, and as should be recommended by the tenants, from time being, of his two principal farms there, called the Cattle-farm and the Lodge-farm. The other moiety of the interest should be laid out in buying for the poor waistcoats or strong shoes, warm stockings, for such industrious or aged poor persons of Hever as should not receive alms from the parish, to be delivered to them the 8th of November in every year.

The £100 does not appear to have been been specifically vested upon any security.

ny; but the sum of £5, interest, is annually distributed by them, with other money amongst poor persons of company, on the distribution shortly before Christmas. Larger sums than £2 : 10, the moiety of such interest, that time given to more persons answering to the description mentioned by the

£500, Three per Cent. stocks, were, after Sir Timothy's death, transferred into the stand in the corporate of the Salters' Company. The dividends, amounting per annum, one moiety is paid by the Company in appointing poor boys of the parish of Hever, or in clothing

them during the whole or part of their apprenticeship. The parish officers select the boys, and make agreements with the masters, subject to the approbation of the Company. At the time of this Inquiry, in 1821, the moiety of the dividends for two years remained undisposed, in consequence of a proper master for a boy not having been found.

The other moiety of the interest is paid to the tenant of one of the farms mentioned by Sir Timothy Waldo in his will, who provides shoes, stockings, and flannel - waistcoats, which are annually distributed to the poor of the parish of Hever, and the receipts of the tradesmen who supply these articles, are transmitted to the Company.

Scribblers' Company.

The only charity belonging to the company appears to arise from some houses in Noble-street in the parish of St. Mary's, and upon which an annuity of £10 is charged, payable to the poor brothers and sisters of the company. It is not known when, or at what time, these houses were charged with the annuity. The houses are now let to the Company at a rent of five guineas per annum; but

they are old, and it is expected that it will be necessary to lower the rent when the existing lease expires.

The annuity of £10 has been for many years equally divided between two poor widows of freemen of the Company, chosen by the court of assistants, who, when appointed, have usually continued to receive this pension during their lives.

STRATFORD-UPON-AVON.

CHARITIES UNDER THE CHARTER OF EDWARD VI.

FROM the recitals of a charter granted in 1553, incorporating the inhabitants of Stratford-upon-Avon, we learn that a certain guild had heretofore existed in that borough, endowed with divers lands and posses-

sions, out of the rents and profits of which they maintained a free-grammar-school, for the education of boys, and an almshouse, for the abode of twenty-four poor people; and they also maintained a certain great stone

a farm in the parish of Hampton-Lucy, called Ingon-farm, to the intent that they should lay out the same in providing every second year twelve blue coats, of the value of 20s. each, for twelve of the almsmen, and twelve blue gowns, of the like value of 20s. each, for twelve of the almswomen; and further, that they should pay the vicar one guinea, to preach a sermon in the chapel of the town, on the 29th of May, annually; and also 5s. to the clerk; 12d. each to the almspeople, both men and women; and lay out the residue of the £16 in straw hats and aprons for the almswomen, or in such other manner as the mayor, aldermen, and burgesses, should think fit. This rent-charge is received from Mr. Lloyd, of Welcombe, the present proprietor of Ingon-farm. It is applied nearly as directed by the donor.

2. THE FREE GRAMMAR-SCHOOL.

The endowment of this school originated in the gift of *Thomas Jolyffe*, who, in 1482, granted to the guild of the Holy Cross of Stratford-upon-Avon, all his lands and tenements, in Stratford and Dodwell, in the county of Warwick, upon condition that the master, aldermen, and proctors of the guild, should find a priest, able to teach grammar freely to *all scholars coming to the school*, taking nothing of the *scholars for their teaching*; that the priest should receive annually for his stipend £10; and that, as often as a vacancy should take place, the successor should be appointed by the warden of the college of Stratford and the master of the guild.

The present school, however,

may be considered as owing its foundation to the charter of Edward VI. under the provisions of which it is maintained by the Corporation.

The master now receives £100 a-year, and £30 to provide himself a house. The dwelling which had been appropriated to the schoolmaster, under the directions of the charter, being a very small building, and in very bad condition, and no longer fit for the purpose. This building adjoins the school and vicarage, and is now let by the Corporation to the vicar for £6 a-year.

The school is conducted as a grammar-school, in which the foundation scholars receive a complete classical education, so as to fit them for the university, if they remain long enough. Since the appointment of the present master, the Rev. J. T. Jones, which took place about eleven years ago, three of the free scholars have gone to the university. The gratuitous instruction, in addition to the learned languages, comprises English grammar.

It appears that, about sixteen years ago, the school having fallen into considerable decay, measures were taken by the Corporation to revive it, one of which was a resolution, adopted with a view to give respectability to the establishment and to induce some of the more reputable inhabitants to send their children to it, that not more than twenty-one free scholars should be admitted. This restriction was not in fact warranted by the terms of the foundation, and the object of the Corporation having been obtained, the resolution was rescinded. The school since that time has been respectably conducted, but it does not appear that the num-

applications for admission never amounted to the limit imposed. At the time of this session there were *fifteen* scholars.

The privilege of admission to school is confined to the inhabitants of the borough of Stratford, a restriction which seems to have taken place. Applications for admission are made to the Corporation, by whom the names are sent to the master, who admits them, if duly qualified (according to long established custom,) by being at the school seven years, and able to read. The education is entirely gratuitous, except that each scholar pays the master a guinea on admission, and 2s. 6d. a-year for his board and provides his own

payment of the guinea for admission commenced about the year 1750, when the limitation was put on the number of scholars to twenty-one, and perhaps originated in the same motive. It does not, however, appear to have been sanctioned by any resolution of the Corporation, and the force of the practice is not generally known among the members. The Commissioners think that it will be more consistent with the character of a grammar-school that this payment should be discontinued, and that admission should be made by the Corporation to the master, as is now informed, when he took office, that this was an established perquisite. This opinion is submitted to the Corporation, and there is no doubt that it will be attended to.

The school is kept in an old building, apparently that originally destined for the purpose, the Old Guildhall, and added to by

joining the almshouse. It is kept in repair by the Corporation.

3. THE VICAR.

The vicar receives, from the Corporation, an annual stipend of 150 guineas, besides some small payments for sermons, under different benefactions, amounting to £10 : 0 : 7; he has also a good house, with offices, and an excellent garden, provided by the Corporation, occupying the site of the residence originally granted under the charter.

The Corporation keep the buildings in substantial repair, the charge of ornamental repairs being borne by the vicar.

The original stipend with which the vicarage was endowed by the charter has been increased by the Corporation from time to time. When the present vicar, the Rev. Dr. Daveuport, came to the living, the salary was 80 guineas; it was afterwards advanced to 100, and lastly to the present amount.

4. THE CHAPLAIN.

The Corporation pay now to the chaplain an annual stipend of £50, to which amount, like that of the vicar, it has been raised by successive additions to the sum specified in the charter. This office is at present held by the master of the grammar-school.

5. REPAIR OF THE STONE BRIDGE.

The Corporation rental contains several small rent-charges, received from different messuages in Stratford, amounting in the whole to 16s. 11½d., which are considered as specifically appropriated to the repair of the stone bridge over the Avon. It is probable that some of these may have formed part of the guild

estate, but the origin of all them is unknown, except of one, derived from the gift of Mrs. Qui-ney, who, in 1618, granted to the Corporation a yearly rent of 5s. issuing out of a tenement and garden, near the Meere side; to hold the same towards the reparation of the bridge. The Corporation are now the proprietors of the house on which this payment is charged, and which is situate in Meer-Pool-lane, but it is not known how they acquired it.

It has been supposed that the liability of the Corporation to repair the bridge extended far beyond the application of these small sums, as one of the trusts arising under the charter of Edward VI.; the keeping up and repairing that bridge being mentioned in the recitals of the charter, as one of the objects to which the rents of the guild estate had been applied by that fraternity, although not specifically stated in the ordaining part of the charter, as a duty charged on the Corporation. The Commissioners, however, are relieved from the consideration of this question by the circumstances which have since occurred.

In the year 1811, upon an indictment against the Corporation for not repairing the bridge, it was adjudged, by the Court of King's Bench, that this was a Corporation by prescription, and as such had been immemorially bound to repair the bridge; and that though the guild, out of their revenues, had in fact repaired it, this was only in case of the Corporation, and not *ratione tenuræ*; and that the Corporation, though now possessed of those revenues, were still bound to repair the bridge by prescription, and not by tenure.

Soon after this decision, upon an application made by the Cor-

poration to Parliament, an Act was passed, in the 52d of George III. whereby, after reciting that the stone bridge over the Avon was erected in the reign of Henry VII. by Sir Hugh Clopton, and had, from time to time, been repaired by the Corporation, it was enacted that commissioners should be empowered to rebuild or repair the bridge, and erect a toll-gate thereon, and that the Corporation should pay £30 annually towards forming a fund of £5000 for the future repair and support of the bridge. This annuity of £30 is paid by the Corporation to the commissioners of the bridge, which is considered as exonerating them from any accountability as to the small rent-charges before mentioned.

We now proceed to consider how far the Corporation, in their performance of these several charitable trusts, have fulfilled the duties imposed upon them by the charter, and in this inquiry we may drop all further consideration of the repairs of the bridge, which, as we have seen, are now provided for in another manner.

There are two branches of property granted by the charter, to each of which the maintenance of certain of the establishments, created or continued, seem to be referable. The first branch of property is the estate formerly belonging to the guild at Stratford, which is expressly stated in the charter to be granted, in order to enable the Corporation to maintain the almshouse and school, and to defray the other charges incident to the borough, and antecedently borne by the guild. The annual revenue of this estate amounted at the time of the grant to £46 : 3 : 2½, and the payments, specifically appropriated,

hort of the income by : 2½. The other branch of ty consists of the tithes for- possessed by the college atford ; in respect of which d seem that the payments directed to be made to the und chaplain. The amount e tithes, at the time of the was £84 a-year. The nts directed to be made to ar, viz. £20 for his stipend, £ for the discharge of his ; and to the chaplain £10, deducted from this amount, leave £2 unappropriated, or ble only towards the pro- a residence for the vicar. onsequence of the declara- ade in the charter of the amounts of the property d, and of the specification payments to be made, it eu contended, with refer- t least to the vicar's salary, b the argument would ap- all the rest,) that, with the ement in the annual value property, these payments receive a proportionable e.

is were so, it would be in- nt on the Commissioners to minutely into the past and t state and course of ma- ent of the property derived is charter, and the applica- its revenues. Upon mature eration, however, of the of this charter, it appears, e construction thus con- for is not well founded. e guild estate and the col- late are granted to the Cor- n, in the most unqualified to hold in as ample a man- they had been held by the proprietors, or as they me to the hands of the nor are the payments are directed to be made

specifically charged upon the property, or stated as charitable uses, to which the property was given ; nor is it immaterial to observe that those payments do not exhaust the whole of the in- come derived from the respective properties. It appears, indeed, that the guild estate was granted for the purpose of enabling the Corporation, among other things, to maintain the almshouse and grammar-school, which they are expressly required to do ; and this we conceive the Corporation are bound to do effectually, and to that end to make such addi- tions to the payments appointed by the charter to the almspeople and schoolmaster, and which were at that time sufficient for the purpose, as, under any change of circumstances, should be necessary for the proper and effec- tual maintenance of these esta- blishments. It appears to the Commissioners that the Corpora- tion do substantially perform this part of the duty cast upon them, so far as is at present required, and that they are not bound to do more.

With respect to the vicar and chaplain, the case seems to be somewhat different ; the payments directed to be made to them are not only not charged upon the tithes or other property granted to the Corporation, or given as constituent parts of the income derived therefrom, but it is not intimated, as in the case of the other eleemosynary establish- ments, that the grant was made for the purpose of enabling the Corporation to maintain the vicar or chaplain, nor are they re- quired so to do : they are simply required, in consideration of the grants previously made to them by the charter, to endow the vicarage with a stipend to the

vicar of £20 a-year, and £2 for his tenths, and to provide him a house, and, at their own proper charge, to pay a chaplain £10 a-year, to assist the vicar. It appears, therefore, that this is the whole extent of their legal liability as to this branch of the charter, and that whatever additions the Corporation may have thought fit to make to either of these salaries are wholly optional with them, and cannot be claimed to any extent as a matter of right.

Under this view of the case, the Commissioners have not thought themselves called upon to investigate and make public the concerns of the Corporation, (although every facility for it was afforded to them, by the unreserved production of their documents and accounts,) any further than appeared necessary to ascertain that they have so managed the property granted to them as to make it adequate to the maintenance of the charitable uses created or continued by the charter, to the extent thereby required.

It has been already stated that the expenditure upon the almshouses and school appear to be adequate to the wants of those

1. Divers houses or tenements in the borough of Stratford, let for rents amounting altogether to.....	£ 674
2. Lands, buildings and gardens, in Old Stratford, producing about	152
3. Tithes of Wilmecote	39
	<hr/>
	£866
	<hr/>

It is probable that some of the premises above enumerated may have been derived from other sources than from the grant of Edward VI.; but it is impossible now to distinguish them.

Rent of allotments in lieu of tithe, under several enclosure awards	£ s.
	514 10

establishments. The payments to the vicar and chaplain are beyond the amount to which the Corporation are, in the opinion of the Commissioners, according to the construction of the charter, legally liable. It is evident, however, that the original endowment of the vicarage is wholly inadequate, as a remuneration for the duties of the office at the present day, and the Corporation, in practice, admitted the propriety, as a matter of expediency, to make large additions to that endowment. With a view of ascertaining how far the conditions have kept pace with the largely increased revenues derived from the college estate, it may not be improper to give a view of the present state of the corporate property, distinguishing, as far as possible, the portions respectively derived from the grants in the charter from the guild estate and the college

GUILD ESTATE.

This property, according to the rental of 1823, upon which the last accounts that have been made up and entered in the Corporation are grounded, consists of the following particulars:—

COLLEGE ESTATE.

The income derived from the college estate, may be stated as follows:—

small tithes, still compounded for in Old Stratford, Wilcombe, Clopton, Bridgetown and Ryon Clif-
ford, Luddington and Dodwell.....

137 5 1

Total income from the College Estate .. 651 15 1

Do. from the Guild Estate.... 866 10 0

£ 1518 5 1

income is subject to a considerable charge for the interest of debts outstanding against the Corporation, and which now amounts to between £5000 and £6000. In the year 1814, this charge, which was then at its greatest, amounted to £6550. In endeavouring to trace the particulars of its origin or increase, it may be sufficiently illustrated for by the fact that,

at that time, and for many years before, the average ordinary expenditure of the Corporation far exceeded their income; and this deficiency of income also occasioned some large book-debts to tradesmen, principally for repairs and erections of public buildings. These book-debts, however, have now been paid off, and the bond debt has been reduced nearly £1000.

The interest of the present debt, at £5 per cent. is about..... £ s. d. 287 0 0

It may also notice the following general sources of expenditure:—

The payments made by the Corporation, under the charter £ s. d. 679 10 0

Repairs of almshouses, school and school-house, vicarage, town-hall, and various other public buildings; on an average, at the least, per annum 150 0 0

Salaries to different officers of the Corporation, 207 17 0

N. B.—The salary of the chamberlain has been raised for the two last years, from £50 to £100, in consequence of his special services in the management of the Corporation property.

Taxes..... 39 4 0

£ 1363 11 0

Incidental expenses attending the management of the Corporation, the dinners at the Corporation meetings, and various other disbursements, not referable to any particular class, may be easily supposed to exceed the greater part of the remainder of the present income. It may, therefore, be reasonable ground for arguing that the Corporation have extended the expenses to the vicar and chap-

lain in a fair proportion to their present means.

The rents above stated do not, however, reach the full value of the property. It has been the practice to let many of the premises, especially the houses in Stratford, at very small rents, taking fines upon the renewal of the leases, by which means a very inadequate profit has been made of those parts of the property. It has also been alleged

that the produce of the estates has been further reduced, by *undue favour shown in many instances in letting the premises to members of the Corporation, on terms unequal to the full value.* The Commissioners have not thought it necessary, under the view they have taken of this case, to enter into any investigation of these allegations, nor should they notice them, but for the purpose of adding that a more provident course of management appears to have lately taken place, and that much attention seems to be now given to make the most of the property.

The plan of taking fines on the renewal of leases has indeed still been resorted to, as the means of effecting the reduction of the Corporation debts, and, also, of defraying some heavy costs of a law-suit, in which the Corporation have lately been engaged, respecting some great tithe. The system of management, however, which appears now to be pursued, will, it may be hoped, not only clear their remaining embarrassments, but so improve their disposable funds as to enable them to make any additions to their payments, originating under the charter, that may appear to be fitting. See Observations, p. 541.

TURNER'S CHARITY.

In 1601, *John Turner*, gentleman, of Atherstone, conveyed to feoffees two tenements in Stratford, upon trust that the rents be applied to purchase bread for the poor of the town, to be distributed one half at Christmas and the other half on Good Friday. The last conveyance of this grant was in 1798, and was made to Robert Mander, the mayor of Stratford, and cer-

tain other members of the Corporation. The trust-premises are now let, together with an adjoining house, belonging to the Corporation, to Mrs. Smith, for £20 a-year. Previously to 1820, they were let together, for £1 : 6 : 8, upon a lease for forty-one years from 1779, upon which a fine had been taken.

The portion of this rent which was appropriated to the use of the charity was £1 : 6 : 8, which, having been paid for many years without variation, came at last to be considered as a rent-charge, and, in consequence, no addition was made to it upon the recent increase of the rent. The error of this impression having been manifested to the Corporation, they have expressed their intention of rectifying it, by appropriating £5 a-year out of the rent now received, to the use of the charity, which it is calculated will be a fair apportionment, the part of the premises which belongs to the charity forming but a small portion of the whole.

The £1 : 6 : 8 hitherto received has been disposed of in the purchase of sixpenny loaves, which have been given, on Christmas-eve, under the direction of the mayor or chamberlain, at the Guildhall, to poor people of Stratford, selected by the chamberlain, with the assistance of one of the overseers.

JOHN COMBE'S CHARITY.

John Combe, by his will, without date, but proved in the Prerogative Court of Canterbury, in 1615, gave £100, upon trust, to be lent to fifteen poor or young tradesmen, for three years, each paying yearly 3s. 4d. which was to be given to the almsfolk of Stratford; and, at the expiration

farm, the loans were to be repaid to fifteen others, on similar terms. The testator also gave to his cousin, Thomas Combe, a meadow-ground in Shottery, to the payment, yearly, of two sermons in Stratford-church, and also to provide, yearly, a week before Christmas, black gowns for as many persons, to be selected by the bailiff and chief aldermen of the borough.

Shottery-fields were enclosed about the year 1787, and an allotment of ten acres was made to F. B. Bullock, Esq. in the property there which had belonged to John Combe, and this allotment is now the property of F. Bullock, Esq. a ward of the borough. Mr. Wheeler is the agent of this allotment, and is the receiver of the rents of the same out of Mr. Bullock's estate, and pays over to the Corporation a rent-charge of £1 for the land, and £6:13:4 for gowns and coats by Combe, and also the rents given by the will of John Combe, next mentioned, amounting in the whole to £6:8.

A sum of 20s. is paid over to the Corporation, for the two sermons, five black gowns and five black coats are given to poor persons of the borough, who are selected, annually, by the mayor and chamberlain.

Nothing is now known of the gowns given by Combe to be lent to young tradesmen. It is supposed to have been lost, with other sums given for a similar purpose, either through the idleness of the persons to whom they were lent, or by exactions upon the town during the wars.

THOMAS COMBE'S CHARITY.

Thomas Combe, in 1656, devised to his cousin, William Combe, all his tithes, called Drayton Tithes, and a parcel of meadow-ground in Drayton-meadow, called the Parson's Piece, upon trust, to provide, yearly, ten black gowns worth 13s. 4d. each, and marked with the letters T. C. in white, for as many poor persons, to be elected by the bailiff and chief aldermen; such ten poor persons to attend the Corporation to church every sabbath, unless prevented by sickness. Also, upon trust, to pay 20s. yearly, for two sermons in Stratford-church, and 50s. yearly, for a dinner to the Corporation on the 12th of June.

The several payments of £6:13:4, £1, and £2:10, directed by his will, form part of the sum of £17:16:8, paid by Mr. Wheeler, as receiver of the rents of Mr. Bullock's estate, as mentioned in the last case, and which estate comprises allotments made in respect of the tithes of Drayton, under the Drayton enclosure, in 1779, and various parcels of enclosed land, among which is one described in the conveyances by the name of Parson's Piece.

One pound is paid to the vicar for the two sermons, and five black coats and five gowns, similar to those given under John Combe's charity, are given away in like manner to poor men and women living in the borough, excluding the almspeople, and such as have received garments the year before from John Combe's charity.

The initials T. C. are not now worked upon the gowns, nor do the poor people attend very regularly to the injunction, that they

shall accompany the Corporation to church, although it is always stipulated by the Corporation on appointing them to the said charity, that they shall so attend.

WILLIAM TYLER'S CHARITIES.

These consist of several bequests, in 1665, for different charitable uses. First, the testator gave £200 to the mayor and chief aldermen of Stratford, upon trust, to be invested in free land of inheritance of the clear yearly value of £12, which was to be distributed among twelve poor persons inhabiting the town and not dwelling in the almshouses there. Secondly, he gave £50, also to be invested in land of the clear yearly value of £3, of which 15s. was to be paid for a sermon on St. Thomas's Day, in commemoration of the donor; 2s. 6d. each to the clerk and sexton, and the

remaining 40s. for a dinner to the mayor and aldermen on the day of the sermon. The testator gave £50, to be put forth at six per cent. interest, which interest was to be lent to poor persons in such sums as the mayor and aldermen should approve.

It seems that, after the death of Mr. Tyler, certain lands were purchased and charged with the first of these bequests; and on the enclosure of the common lands in the parish, in 1771, certain allotments, in lieu of tithable lands, were awarded to the Corporation, in trust, for the same charity. What became of the lands given to be put out at interest is not known. The property required under the Enclosure Act comprises in the whole 114 acres and consists of the following parcels:—

1. Two closes, in Old Stratford, containing 2a. 2r. 14p. let to Isaac Gardiner, as tenant from year to year, at the rent of 12s.
2. A small garden, containing 1r. and 39p. and buildings, on lease to the said Isaac Gardiner, for 42 years from 1821, at the rent of..... 5s.
3. Two gardens, laid together, and containing 4a. 3r. 14p. let to Joseph Smith, as yearly tenant, at..... 30s.
4. A garden let to Charles Coles, as yearly tenant, at 7s.
5. A piece of garden-ground, let to John Tasker, as yearly tenant, at 1s.
6. Two ditto, let to John Hitchman, as yearly tenant, for..... 4s.
7. One ditto, let to William Harrison, as yearly tenant, for..... 4s.
8. Ditto, let to William Izod, as yearly tenant, for..... 4s.
9. Ditto, let to William George, ditto..... 4s.
10. Land taken by the Stratford Canal Company, for the purposes of their navigation, 1a. 1r. 23p..... 1s.

£ 8

All these gardens are let at sufficient rents. Two of the tenants, Tasker and Hitchman, are members of the Corporation; but there seems no reason to think that any higher rent could be got for the premises held by them.

As the rents have increased, the payments made on account of the charity have been proportionably increased, and now as follow:—

CHANDLER'S CHARITY.

537

	£	s.	d.	£	s.	d.
For the poor inhabitants of the town, on the feast of St. John the Baptist	34	14	0			
do. on the feast of St. Thomas the Apostle ..	34	14	0			
				69	8	0
For the minister, for a sermon on St. Thomas's Day ..				4	4	0
For the clerk				0	15	0
For the sexton				0	15	0
For the mayor, &c. for a dinner on the same day ..				11	11	0
For the sum of £20 borrowed of the trustees of Lord's ..						
For fencing the allotments on the enclosure				1	0	0
.....				1	4	0
				£88	17	0

twelve inhabitants who of this charity are semi-annually, from among the tradesmen, by the mayor for the year; the list, is renewed every year, and presently comprises some names contained in the old list. When the list is made and signed it is given to the chamberlain, who pays for people, dividing the same among them in equal proportion.

RICHARD SMITH'S CHARITY.
96, Richard Smith, citizen, grocer, of London, left sundries, in Henley-street, London, upon trust, out of the same to distribute, weekly, twelve penny loaves to as many poor of the borough, and six penny loaves to six poor inhabitants of Old Stratford; and, out of the rents, to pay the minister of the parish a sermon to be preached on the occasion of electing the mayor; and to the clerk or sexton. The messages are now divided into four houses, a blacksmith's shop, and garden. In consequence of the premises being in bad condition, a lease of the premises was granted to William Alcock, for two years, at the rent

of £30 per annum, the lease being expressed to be granted in consideration of the tenant having taken down the old houses and expending at least £500 in erecting there new houses upon the site. The lease has been since assigned to Joseph Dolby.

Eighteen penny loaves are sent every Sunday to the church, of which twelve are given to the poor inhabitants of the borough and six to poor inhabitants of the township of Old Stratford.

They are given away by the parish-clerk, under the direction of the churchwardens, and sometimes in presence of one of the Corporation, to such of the poor people of the borough and parish as they think to be most in want.

The 10s. is paid to the vicar, for a sermon, and 1s. to the clerk. The rest of the rent remains in the Corporation-fund.

CHANDLER'S CHARITY.

It is stated, on a transaction-table in the church, that *Richard Chandler*, citizen of London, gave, at what time is not mentioned, £100 to the borough of Stratford, to buy land, the rent to be disposed of, viz. 20s. to the minister, to preach a sermon concerning the excellency of baptism, in the chapel, on the 20th

of March, yearly, unless it should fall on a Sunday, and then on the next day following; 10s. for the clerk and sexton; 30s. to be distributed to the poor of the borough, yearly, by the churchwardens of the same, and 10s. yearly, for their pains, and the overplus to be laid out in clothing for poor children of the borough.

Nothing is known of what was done with this £100, but 20s. are paid by the Corporation to the vicar, for a sermon on the 20th of March, and 10s. to the clerk and sexton; and, in the month of March, coats are provided for six poor boys, the cost of which, including the making, was, in the year 1824, £5:3.

The coats are given to boys attending the Sunday-school, and recommended by the master as most deserving. The objects are changed every year.

It does not appear to have been known of late on what account these coats have been given; but there seems little reason to doubt that they are on account of Chandler's charity.

The following benefactions are recorded upon tablets in the church:—

OAKEN'S CHARITY.

Thomas Oaken, gentleman, gave £40, to be lent out to eight poor tradesmen, from three years to three years, at 8d. in the pound, changing the parties every third year, the interest to be given as follows, viz. 3s. 4d. for a sermon, to be preached every first Wednesday in September, and 10s. to the mayor and aldermen, to be drunk the same day, the remainder to be given to the poor in bread, three days before Christmas.

The date of this gift is stated

in the returns, under Gilbert's act, to have been in 1573.

The sum of 3s. 4d. a-year is paid by the Corporation to the vicar, in respect of this charity; but *no bread is distributed*.

MOUNTFORD'S CHARITY.

William Mountford gave to the Corporation £20, to be lent out at 16d. in the pound, the interest to be disposed of as follows, viz. 6s. 8d. for a sermon, to be preached, yearly, on the 15th day of April, and the remainder to be distributed yearly to the poor, in bread, on the same day. Six shillings and eight pence are paid, yearly, by the Corporation, to the vicar; but *no bread is distributed*.

HAMLET SMITH'S CHARITY.

Hamlet Smith gave £5, to be lent out to poor tradesmen, at 16d. in the pound, which interest, being 6s. 8d. he ordered one half for a sermon, to be preached, yearly, on Friday in Easter week, and the other to be given to the poor, in bread, with Mr. Oaken's.

Under this charity, also, the payment of 3s. 4d. is made to the vicar, but *no bread is distributed*.

ANN LLOYD'S CHARITY.

Ann Lloyd, widow, gave £11, to be lent out by the churchwardens at 16s. interest, which she ordered to be disposed of as follows, viz. 6s. for a sermon, to be preached, yearly, in the church the Sunday before St. Thomas, and the remainder towards the repairs of this church, the chapel, and Mill-bridge.

According to the above inscription, this benefaction seems to have been placed under the management of the churchwardens. The sum, however, directed to be paid for a sermon is

received by the vicar from the Corporation.

It is not now known what became of the four last-mentioned benefactions, and it is supposed that they have long been lost. They are stated to have been so in the returns under Gilbert's Act, 26 Geo. III. As the Corporation, however, have been in the habit of regularly paying to the minister the sums directed by

the several donors, to be given out of the interest, for sermons, the Commissioners think this amounts to an admission that the principal sums are to be considered as remaining in their hands; and that, unless they can rebut this presumption, by showing what, in fact, became of them, they ought to make the other charitable payments to which the interest was appropriated. These amount to—

For bread, under Oaken's gift	0	13	4
Ditto, under Mountford's	1	0	0
Ditto, under Hamlet Smith's	0	3	4
	<hr/>		
	£	1	16 8
For repairs of church, chapel, and Mill-bridge, under Ann Lloyd's	0	9	4
	<hr/>		
	£	2	6 0

The Corporation expressed to the Commissioners, through the town-clerk, their readiness to make these additional payments, and to distribute the bread as directed.

PARROTT'S GIFT.

Robert Parrott gave £40, to be lent out to poor tradesmen, at the rate of 4*d.* in the pound, and the yearly interest to be disposed of as follows, viz. 3*s.* 4*d.* for a sermon, to be preached on Friday in Whitsun-week, yearly, and 10*s.* for a collation for the members of the Corporation the same day.

The Corporation pay 3*s.* 4*d.* annually, to the vicar. This benefaction is in the same predicament as the four preceding, but as it is subjected to no other charitable payments, it does not require any observation.

SUNDRY CHARITIES.

John Turner gave 40*s.* yearly, to be given, in bread, to the poor, with Mr. Oaken's.

Laurence Palmer gave £10, to be lent out to poor tradesmen, at 12*d.* in the pound interest, and the interest to be bestowed on the poor, in bread, with Oaken's.

Thomas Barber gave £5, to be similarly applied.

Nicholas Ingram gave £10, ditto.

John Sadler and *Richard Quyne* gave £150, to be lent out, the interest to be given to the poor.

Of these five benefactions, no further information can be obtained. They are supposed to be lost.

WOOLMER'S CHARITY.

In the returns under Gilbert's Act, mention is made of a rent-charge of £2, given by the will of *Joseph Woolmer*, in 1747, for bread to the poor, and then paid by *Henry Roberts*.

No record of this gift can be found in the parish; but it is said that it was charged on a house in Chapel-street, and was paid to Mrs. Warrilow.

ment was refused, on the ground of the legacy being void by the statute of mortmain.

HATTON'S CHARITY.

The returns also mention a gift, in money, by — *Hatton*,

the date of which was unknown, for teaching twelve poor children, and which is stated to have been then in the hands of the Corporation, producing £5 : 4 a-year. Nothing further can be discovered concerning this gift.

TOWNSHIP OF OLD STRATFORD.

It is stated in the benefaction-table that *Henry Smith*, of Old Stratford, gentleman, gave 12*d.* per week, to be raised out of the rent of six tenements, in the Chapel-lane, to buy bread, to be given to twelve poor people of this parish, on every Lord's day for ever.

In the returns under Gilbert's Act, it is stated that these six tenements had been taken down, and that the land was then in the possession of Mr. Charles Hunt, who was a solicitor and banker at Stratford. He afterwards built a good house on the site, which he sold to Mr. Hobbs, solicitor, of Stratford, deceased, to whose children it now belongs. The title-deeds of this property make no mention of this rent-charge; and, in the absence of any proof of actual payment, the evidence of the benefaction-table alone does not appear sufficient to fix the charge upon the present proprietors.

EDEN'S SCHOOL.

There is a dame's school in

Old Stratford, at which twenty-one children, boys and girls, between the ages of five and nine years, are taught to spell and read, and to repeat the church-catechism, and the girls also to sew, for which the schoolmistress receives, by quarterly payments, the annual sum of £9 : 2, being at the rate of 2*d.* a week for each scholar.

This, with five other schools of a like description, at different places in the counties of Gloucester and Worcester, were founded by Mr. Thomas Eden, of Weston-sub-Edge, in the county of Gloucester, who, for the endowment thereof, conveyed, in 1773, to trustees, a farm, containing about twenty-six acres of land, at Mangotsfield, and also some houses in the parish of St. Mary, Redcliffe, in Bristol, the rents of which amount altogether to £71 a-year. From this fund the salaries of the schoolmistresses are paid, and spelling-books, testaments, and bibles, are provided for the use of the schools.

HAMLET OF LUDDINGTON.

In the account of the charities under the management of the Grocers' Company, page 504, it will be seen that Lady *Conway*, by a codicil to her will, directed that the Company should, in

respect of a certain sum of money bequeathed to them, pay, annually, to the minister and churchwardens of Luddington, in the county of Warwick, the sum of £5, to be distributed by

them amongst the poor of that place who should be most aged, lame, and impotent.

The sum of £5 a-year is received from the Grocers' Company by the vicar of Stratford,

in which parish Luddington is a hamlet, and is given away by him, about Christmas, to the poor families of the hamlet, in equal sums of about 3s. 6d.

OBSERVATIONS.

This concludes the charities in the parish of Stratford-upon-Avon, and nothing material remains to be added to the remarks of the Commissioners. The chief eleemosynary trusts of the borough consist of the endowments derived under the charter of Edward VI. which were formed out of the possessions of the college of Stratford and the ancient guild of the Holy Cross—a society partly civil and partly religious in its institution, and which, on the latter account, was brought within the operation of the statutes for the dissolution of chantries and the appropriation of their revenues by the crown. The income arising under this grant is now considerable, even under the slovenly and somewhat suspicious management of the Corporation; and it were to be wished the Inquiry had gone a little more into the retrospective history of this property, had it been merely to refute the reports which seem to impugn the entire disinterestedness of the worshipful trustees. As it is, we fear the worthy vicar of Stratford and the master of the free-school will feel less secure in the permanent enjoyment of their incomes than before the present investigation was instituted.

According to the argument of the Commissioners, the Corporation is only legally bound to pay the original sums fixed in the charter of Edward, or, at least, to maintain, in a certain vague efficiency, the several charities and public works there mentioned. It would ill become us to call in question the conclusions of such high authority; still we cannot help thinking that the Commissioners might, without much effort, have arrived at a more beneficial construction of the royal grant. It seems the grant was made on the petition of the inhabitants of Stratford, and that the entire revenue, except a small fraction of the whole, was set apart and consumed in the support of certain objects beneficial to the town: we should conclude, therefore, that nothing except the objects specified or implied in the letters patent ought to be charged on the fund, and that the augmented income ought to be shared, in the proportion of their original stipends, between the almsmen, the vicar, chaplain, and master of the grammar-school. But this is a point in which we do not feel deeply interested, and on which we shall not longer insist.

The Corporation has evinced the usual wisdom of such bodies, and has succeeded in realizing a considerable overplus for general purposes. Although the revenue has increased so enormously, they have kept the number of scholars at the original number of two dozen; there are only fifteen boys in the school-foundation; and as to Avon-bridge, they have, by means of an Act of Parliament, a toll, and, pleading poverty and a want of funds, contrived to reduce their charge to a terminable annuity of £30. By these judicious proceedings, the permanent charge only amounts to £679, which leaves, yearly, a respectable sum for dinners, litigation, and other outgoings, of which municipal bodies are mostly subject.

We were in hopes the researches of the Commissioners at Stratford would have thrown some light on the history of Shakspeare. Except, however, JOHN COMBE, we have not met with any name we can any way connect with the biography of our great dramatist. Whether this be the penurious 'John-a-Combe' mentioned by Rowe, and on whom Shakspeare wrote the satirical epitaph which the old miser felt so keenly that he never forgave the author, we will not affirm. The date of the will shows the said John Combe to have been contemporary with the Bard, and it is possible that he may, with a view of avoiding the lot which the poet marked out for him, have been induced to leave to charitable uses a portion of his worldly goods.

PARISH OF LEEDS.

Leeds was first incorporated by Charles I. in 1626. A second charter was given to it by Charles II. in 1661, and a third by James II. in 1684. But, in 1689, the second charter was restored by William III. under which the town is at present governed. The Corporation consists of a mayor, twelve aldermen, and twenty-four common councilmen, who fill up the vacancies in their body, and annually elect the mayor from the aldermen by a majority of votes; but the election is merely *pro formâ*, as the senior alderman is always chosen. There is also a recorder and town-clerk. The mayor and aldermen are justices of peace within the borough, which is co-extensive with the parish, and divided into ten chapelries or townships, including the town properly so called.

CHARITIES UNDER THE COMMITTEE OF PIOUS USES.

The administration of the principal charities in the borough of Leeds appears to have been the subject of public inquiry at an early period; but at whose instance, or on what account these investigations were instituted, the Commissioners have omitted to state.

They commence their report of the charities of the borough by stating that, by an inquisition under a commission of charitable uses, in 1620, it was found that several messuages, lands, rent-charges, and sums of money, were given or acquired for the reparation of the highways in and near Leeds, the use of the poor of the parish, and the maintenance of the Free Grammar-school; and by the decree grounded upon the inquisition it was ordered that the vicar of Leeds, and twelve others, should form a trust-committee for the uses mentioned; that they should appoint four of their body to be receivers, who should, yearly, in Easter-week, account to the rest of the committee; that leases of the premises should be in possession, and not in rever-

sion, and not exceed twenty-one years; and that all deeds and writings respecting the premises should be kept in a chest in the parish-church. Such gifts as had been left for two or more charitable uses, the committee were empowered to dispose of as they deemed most beneficial to the trust. If any of the committee should remove out of the parish, or retire, or appear unfit for the office, the residue might appoint his successor, and the committee, in all cases, were to keep up the number of their body to thirteen, (including the vicar, who was always to be one,) by electing others to supply vacancies, or, in default of such election for forty days, the vicar of the parish might appoint.

The decree next directs that the rents and profits of the moot-hall or court-room, at Leeds, which it was found, by the inquisition, had been built with the poor's money, and the rents of the shops and rooms under the same should be applied by the committee to the use of the poor of Leeds; and it was further ordered, with respect to the toll-

f corn brought into the
of Leeds, (of which, ac-
to an order of the duchy
of Lancaster, one-third
payable to the bailiff of
and the other two-thirds
payable to the use of the
and highways,) that two
should be appointed,
the bailiff, and the other
committee, which persons
, on every market-day,
the corn gathered between
so as the bailiff should
one-third, and the other
parts should be disposed of
committees to the use of
and of the highways.

These directions were confirmed by a subsequent decree in 1661. The decree also augments the number of the committee to fifteen, adding the vicar, and empowers them to elect a master or usher for the free-school, and to dismiss if necessary, and make provisions for the government of the school; the master to be one of one of the university.

As to the gifts for the repair of the highways, the committee are to employ them according to the intention of the donors.

In pursuance of these decrees, the committee of fifteen persons, adding the vicar of Leeds, have uniformly continued to act for the general management of the estates and property appertaining to the reparation of the highways, the use of the poor, the support of the Free Grammar-school. The administration of the trust, as to each of the three different purposes, is committed to a separate sub-committee, and treasurer, and the accounts respecting each branch of the trust are kept by the respective treasurers, and are ex-

amined and audited once a-year by the general committee.

The whole of the property belonging to the trust appears to be fairly and properly managed, and let at its full value. The land is let to tenants, holding from year to year, and the houses are let partly to yearly tenants, and partly on leases for twenty-one years, with covenants by the lessees to repair. The directions of the decree, as to letting, are adhered to; in some instances lessees have had leases renewed at the old rents, on their undertaking to rebuild, but a second term of twenty-one years, at the same rent, has never been granted in consideration of improvements already made, though, in two or three instances, where the improvements have been substantial and expensive, a prolongation of the term, for ten years, has been allowed.

The Commissioners having given an account of the constitution and power of the Committee of Pious Uses, next give an account of each separate trust, beginning with the

TRUST FOR THE REPAIR OF THE HIGHWAYS.

The income arising from real property, destined to the repair of the highways in and near Leeds, amounts to about £641 : 6 per annum, and there is also belonging to this branch of the trust, £5600, Three per Cent. Reduced Annuities, standing in the names of trustees, and £316 : 17 : 10, like annuities, standing in the name of the Accountant-General of the Court of Chancery. The stock has arisen from the investment of unapplied income, and an accumulation of dividends, and the

fund has been accumulated and reserved, for the purpose of effecting several improvements of an extensive kind, partly in the town of Leeds, and partly in its communications with the neighbouring country, which are now in progress.

In the course of administering this trust, the Committee receive applications from the inhabitants of the different townships in the parish of Leeds, for assistance in the reparation of their streets and roads, and on consideration of the proposals made to them, the committee determine what sums should be allowed for each purpose proposed, and they afterwards pay the money, on having a certificate that the work has been properly executed.

With respect to the *toll-dish of corn*, which used to be collected from the farmers attending the market at Leeds, and of which, as is above stated, two-thirds were appropriated to the highways and poor, the Commissioners found that the profits used to amount to £70 a-year, but that so much opposition was made to the payment, and so much difficulty was encountered in the collection, that it was considered expedient to give up the attempt to receive it, and the toll-dish has, accordingly, not been received for upwards of thirty years.

It is proper to notice here that an estate, devised by *Alice Lodge*, in 1638, for public or charitable uses, has been lately recovered from her descendants, amounting to sixteen guineas a-year, and the rents have been applied as part of the income of the highway-trust, and are included in the statement of income above mentioned.

2. TRUST FOR THE POOR.

The annual income arising from real estates and rent-charges, appropriated to the use of the poor, amounts to £153:17:10; and there is also belonging to this trust, the sum of £3800, Three per Cent. Reduced Annuities, standing in the names of trustees. The moot-hall, and the shops and rooms beneath it, mentioned in the decree of 1620, were sold under the authority of an act of parliament for the improvement of the town of Leeds, passed in 1824, and have now been taken down. The purchase money, which amounted to £3043:6:8, was laid out in the purchase of part of the stock, the remainder of the stock having been bought with unapplied income or other moneys belonging to the trust.

The income arising from the real and personal property held in trust for the poor, after payment of £3 a-year, being a charge on part of the estates, for the support of a school at Woodhouse; £5 a-year, the salary of the clerk of the committee; and £7 a-year, the receiver's salary; is laid out in buying cloth and materials for making coats and petticoats for poor persons, and a certain quantity of the clothing is set apart for poor persons of each of the several townships in the parish of Leeds, and is distributed among them at Christmas.

3. TRUST FOR THE FREE GRAMMAR-SCHOOL.

The annual amount of the rents arising from the school-estates is £1595:12; and there are also belonging to the school-trust £2000 Three per Cent. Consols, standing in the names

stees, and £642:6:2, Three pence, standing in the name of the Accountant-General of the Court of Chancery. The sum has arisen from the accumulation of surplus income.

The school originated under the will of *William Sheffield*, in 1624, and was further endowed by *William Bank* and his wife in the second year of *Philip the Fourth*. The school-premises were given by *Mr. John Harrison* in 1624; they consist of a school-house, and of a dwelling-house, for the use of the head master, containing suitable accommodation for boarders, which was built in 1780, by the committee, on the north side of the school-yard. The school-house was greatly enlarged in 1810.

The school appears to have been uniformly conducted as an institution for the education of boys in the elementary parts of classical learning; but, in order to accomplish a desire which was entertained, of rendering the institution serviceable for the purposes of a *commercial or useful education*, by the institution of masters qualified to give such instruction, an information was filed in the Court of Chancery, at the relation of some of the members of the committee, against a late master of the school, the *Rev. Joseph Whiteley*, as defendant. *Mr. Whiteley*, in his answer, represented the school as originally intended only for teaching Latin and Greek, and that no more than one master and one usher should be appointed. Lord Eldon, coinciding in this view of the nature of the foundation, issued his decree accordingly. Nothing further was done in

ART IX.

the suit until the death of *Mr. Whiteley*, which happened in 1815, when the committee, upon the vacancy of the mastership, made some new regulations for the government of the school, and the salaries to be paid to the master and usher; and they adopted a resolution, that the scholars, in addition to classical learning, should have the benefit of instruction, by the master and usher, in the elementary parts of the mathematics. The number of scholars being greatly increased, in consequence of the system of education having been enlarged, the committee, in 1810, provided an assistant to the master and usher; and, in 1820, they made further rules and orders for the management of the school, by which it is declared that all boys, being natives of the borough of Leeds, or the sons of residents therein, should be taught and instructed freely, and that the master should receive no present or reward whatever for their teaching. The terms on which boys, not free scholars, should be educated, the hours and times of attendance, and the plan of instruction for the different forms in the school, are also prescribed; and it is provided that a public examination of the scholars should be had every year; and regulations are made respecting the duties to be performed in teaching by the respective masters, and for the management and conservation of the school-library.

The school is, at present, very *ably and satisfactorily conducted*; and, of late years, the number of scholars resorting to it has greatly increased, being, at present, about one hundred.

The late master had a salary of £126 a-year, and a gratuity of £75; the usher had a salary of £63 a-year, and a gratuity of £42. Since the death of Mr. Whiteley, the salaries have been greatly increased, the present stipends and allowances being as follows:—

	£	s.	d.
Head master's salary, including £10 for a gown	510	0	0
Usher's salary, including £10 for a gown	260	0	0
allowance in lieu of a house	30	0	0
Assistant's salary	60	0	0
Salaries to the clerk of the school-committee, receiver of rents, &c.	67	14	0

Besides the above payments, there is a large expenditure for repairs, fines on the admission of new trustees to the copyhold premises held of the manor of Leeds, and in the distribution of prizes, and annual examination of the scholars. The income, however, considerably exceeds the expenditure, and the surplus is laid out in the purchase of stock. Shortly before his death Mr. Whiteley had £3700 stock, and the usher £1850 stock, transferred to them, as their respective shares of the surplus revenues of the school.

OBSERVATIONS.

This concludes the charities under the order of the Committee of Pious Uses, and, from the Appendix to the Commissioners' Report, we abstract the following statement of the rental of the property belonging to the several trusts as it stood in the year 1825:—

Rental of Property belonging to the Highways in Leeds.

Tenants' Names.	Houses or Land.	Where situate.	Rent, per Annum.		
			£	s.	d.
Wm. Osborn, house, warehouse, and stable,		Upperhead-row..	120	0	0
Mr. Crosby, warehouse		Do.	35	0	0
George Sharp, house and shop.....		Do.	26	0	0
Widow Bradwith, house and shop		Do.	26	0	0
Widow Fretwell, house and shop.....		Do.	29	0	0
Thomas Furbank, house		Do.	25	0	0
Widow Weare, house, shop, and yard		Do.	35	0	0
John Wilson, public-house and stables		Do.	40	0	0
Widow Proctor, house, shop, and stables .		Do.	12	0	0
James Spence, warehouse and stable.....		Do.	13	0	0
Luke Marsh, shop.....		Do.	22	0	0
William Waite, warehouse		Do.	49	0	0
Samuel Stead, house and shop		Do.	23	0	0
John Stead, house and shop		Do.	25	0	0
Widow Beckwith, house.....		Do.	7	0	0
Widow Carr, public-house and stables		Do.	50	0	0
Frederick Bilson, house and shop		Do.	31	10	0
Widow Addy, house and shop		Do.	18	0	0
Twelve cottages.....		Do.	38	0	0
William Wilson, land		Wade-lane....	16	16	0
			£641 6 0		

Rental of Property belonging to the Poor of Leeds.

	A.	R.	P.			
Charles Brown, land	4	2	36	Hunslet-lane	18	0 0
Benj. Atkinson, land.....	4	0	30	Far-bank	17	0 0

Names. House or Land.	A. R. P.	Where situate.	Rent, per Annum. £ s. d.
Grubb, land, house, and stables	39 0 39	near Halton-bar....	62 10 0
Clapham, land.....	3 0 0	Potternewton	9 0 0
Nussey, land.....	1 1 20	Far-bank	5 15 6
Capper, land.....		Sheepscar	2 2 0
Wood, land, house..	20 1 32	Royds, Beeston	36 0 0
Whitehead, land.....		Woodhouse-lane	0 13 4
Beckett, land	0 1 10	Do.	2 2 0
			<hr/> £153 17 10 <hr/>

of Property belonging to the Free Grammar-School in Leeds.

† indicates that the tenant holds the premises on lease, the others are let by the year.

Render.....	Vicar-lane.....	51 0 0
Coats, house and shop	Do.	21 0 0
Phillips, house and shop.....	Do.	21 0 0
Wood, house and shop	Do.	12 12 0
Lightington, warehouse	Do.	6 6 0
Recovery	Do.	23 10 6
Yates, public-house and stable	Bank.	50 0 0
ton, house and shop	Do.	6 18 0
glish, house, stable, &c.	Do.	7 16 0
Lebbs, dye-house	Do.	1 4 0
odale, dye-house	Do.	0 10 0
ettages	Do.	16 0 0
irson, house and shops	Hotbeck	12 0 0
gden, public-house	Do.	13 13 0
Burrows, house	Do.	4 0 0
chofield, house	Do.	2 0 0
Bashforth, house	Do.	3 2 0
Chorley, house, stable, &c.....	Call-lane	50 0 0
Garland, houses and stable.....	Do.	50 12 0
Nylde and Co. warehouse	Do.	82 0 0
Bocock, house and shop.....	Do.	10 0 0
m Richardson, houses and shops ..	Do.	165 0 0
Emsley, house and shops	Do.	56 0 0
Grayson, public-house and stables..	Do.	98 12 0
Dixon, house and warehouse	Do.	40 0 0
arr, house and school	Do.	14 8 0
Lansdown, public-house and stables	Do.	25 16 0
me, house.....	Do.	8 0 0
Dobbin, public-house and stables..	Do.	18 15 0
Thompson, house and stable.....	Do.	11 0 0
Mitchell, warehouse	Do.	50 0 0
Purdy, shops	Do.	10 0 0
awson, house.....	Do.	12 0 0
Crawshaw, warehouse	Do.	20 0 0
Abbott, warehouse	Do.	10 0 0
iltshire, public-house and stable ..	Do.	62 0 0
Nussey, warehouse	Do.	20 0 0
ithson, house	Do.	10 0 0
kin, house and shops	Do.	16 0 0
Coupland, house and warehouses..	Do.	170 0 0
itages.....	Do.	9 14 0
Maude, house and shops	Marsh-lane	7 19 0

Tenants' Names.	House or Land.	Where situate.	Rent, per Annum.
			£ s. d.
Christopher Pickard, house and shops	Marsh-lane	.... 8 0 0
Twenty-five cottages	Do.	.... 45 0 0
Joseph Render, land	Sheepscar	.... 67 0 0
†Obadiah Brook, land	Do.	.... 6 0 0
Joseph Dean, land and cottages	Nether-green	.... 60 0 0
Thomas Smith, land, house, stables, and barn		Wike	.... 42 0 0
Thomas and William Graveley, land	Halton	.... 50 0 0
			£1595 12 0

The Leeds Grammar-School has become a rich foundation indeed; but we think many of the inhabitants will dissent from the opinion of the Commissioners, that it is, even after the reforms recently introduced, conducted in an "able and satisfactory" manner. The number of scholars has certainly greatly augmented above the handful to whom the late head-master used to dedicate his leisure with something of the same excess of parental fondness that a hen is wont to rear a solitary chicken. Still the benefits the town derives from the school are not commensurate to an expenditure of £927:14 a-year in salaries, which is a far more extravagant outgoing than in many of the school-foundations in the metropolis. At St. Olave's school, in Southwark, where seven masters are kept, and 250 boys receive, gratuitously, an excellent classical and English education, the *whole expenses* of the school in 1815 amounted only to £973, which is little more than is paid at Leeds, for salaries alone, for teaching 100 boys Latin and Greek, and the elements of mathematics. But, although the masters are so handsomely remunerated, it seems they only devote a portion of their time to the purposes of the charity, and that, in addition to the boys on the foundation, they are allowed to receive pay-scholars. This, we think, ought to be abolished, and so wealthy an endowment kept entirely free to the town, not only for classical education, but also for instruction in modern languages and other branches of commercial knowledge, adapted to the wants of the borough. We believe this is an improvement the inhabitants have long wished to see adopted. As the trustees have power, under the decree of the Court of Chancery in 1661, to make new regulations for the government of the school, and even to displace the master, there appears no particular obstacle to such a change, notwithstanding the opinion of the late lord chancellor, founded on the representations of Mr. Whiteley, that the foundation is a grammar-school only, according to the strict legal interpretation of that pedantic phrase.

CHARITY TO THE MINISTER AND CHURCH OF ST. JOHN.

In 1639, *John Harrison* conveyed, to five trustees, a messuage, in the New-street, with a garden and laith, and a croft adjoining the church-yard, then in the occupation of the Rev. Robert Todd, the incumbent of St. John's, with other premises in New-street, and certain closes near Woodhouse-moor, which property, exclusive of that occupied by Mr. Todd, produced the annual sum of £90 a-year, £80 of which sum was to be paid to the minister of St. John's, and the remaining £10 to be applied in the necessary repair of the church; and that all such moneys as should hereafter be raised and improved of all or any of the said premises above the sum of £90, should be employed for the relief of any poor minister of God's word, reparation of the

s, or distributed amongst
tent poor persons of the
s the trustees, or any
them, in their discretion,
think fit. At the time

Inquiry the surviving
of the charity, in whom
tes are vested by a deed,
1817, were Sir John
, Bart. John Blayds,
derman of Leeds, and
urdy, Esq. recorder.

messuage and premises
ated by the deed for the
e minister of St. John's,
is occupation, with the
n of a part of the croft,
as been added to the
-school-yard, and for
he minister receives a
irty guineas per annum.
remises not occupied by
ter consist of three or four
es in New-street, lately
pursuant to the terms
se granted, in 1824, to

Brook, of the ground
l buildings in New-
several closes of land at
use, in the township of
ontaining, in the whole,
Op. let separately to nine
persons, as yearly te-
rents amounting, toge-
£322 : 10 per annum,
e full annual value.

the determination of
in Chancery, which
l now notice, £80 a-
paid to the minister as
nd, and the residue of
appears to have been
as applicable to the re-
be church. But, in 1773,
of the estate being con-
increased, an informa-
filed at the relation of
Richard Fawcett, then
of St. John's, against
Lodge, Esq. the sur-
trustee of the charity,

whereby, after stating that the
rents of the estate were then
£200 a-year, and submitting that
the maintenance of the minister
of St. John's was one of the
principal objects of the founder,
and that it was according to his
intention that the yearly income
of the minister should be aug-
mented in proportion to the yearly
rents, it was prayed that the sur-
plus rents, which had accumu-
lated during his ministry, or a
reasonable part of them, might
be paid to him, and that the in-
cumbent of the church might be
declared to be entitled to the
surplus annual rents of the es-
tates, according to their improved
value. The decree and report
of the master consequent on this
application directed that, after
the payment of all charges and
costs, the balance that had ac-
cumulated should be paid to the
relator as an addition to his sa-
lary for time past; and that in
future the surplus rents of the
estates, after payment of the
yearly sums of £80 and £10,
provided for in the trust-deed of
1639, should be applied as fol-
lows:—One-ninth annually to the
repair of the church, church-
yard, wall, gates, and premises
thereunto belonging, and also to
the charity estate; that a sum
not exceeding £10 should be
paid annually to the receiver of
of the rents; and that the resi-
due of the income should be paid
annually to the curate or minis-
ter.

On this suit it is material to
remark that neither in the infor-
mation nor in the master's report
is that final part of the deed re-
cited whereby it is provided that
the future improved rents of the
estate above the sum of £90
should be employed for some of

the charitable uses in the deed before expressed, as the trustees should think fit. It may, perhaps, admit of doubt, whether the provision for the minister was one of the charitable uses meant to be referred to in the last clause; but, however that may be, the omission to introduce that clause in the proceedings is calculated to *raise a suspicion that the question, upon the proper construction and effect of the*

trust-deed, was not fair *mitted to the consideration* *court.*

Since the conclusion suit the rents have been according to the direct the master, £80 and eight of the surplus above £80 paid to the minister of St. and £10, with the residue surplus, being appropriate repairs.

OBSERVATIONS.

It must be confessed the minister of St. John's church evinced portion of dexterity in conducting his application to the Court of C. The idea of keeping out of court that part of the deed which disposed surplus revenue to the poor of Leeds and the repair of the highway such an ex-parte proceeding, that, though it occurred in a court of it seems to have had very little equity about it. The present vicar we believe, is not an entire stranger to this notable transaction, and the person of his son-in-law, who is now minister of St. John's, he still gratification from this early display of legal tactics.

JENKINSON'S ALMSHOUSES.

Josias Jenkinson, in 1643, devised to four trustees a messuage and lands at Great Woodhouse, upon trust, to dispose of the rents and profits among such poor persons, inhabiting within the town and parish of Leeds, as they should hold most needful. And he further devised to the same trustees eight cottages, erected by him for almshouses, at Mill-hill, in Leeds, to the intent that they should place therein such impotent and aged persons, inhabitants of Leeds, as they should think most needful, without taking any rent for the same.

The estate at Woodhouse, which consists of a house, with out-buildings, and three closes, containing, in the whole, 8a. 38p. is let to *Josias Falkner*, as yearly tenant, at the rent of £32, which is considered the fair annual value. The almshouses are occupied by eight

poor widows nominated trustees. For a long period descendants of one of the of the testator administered charity, until the year when *Richard Fountaynson*, Esq. upon whom the management of the trust had devolved and in whom it was placed the legal estate in the premises had become vested, sold the premises at Woodhouse the almshouses to *John H. William Cookson*, *John J. Markland*, Esqrs. as trustees the future management of the charity. In 1806, the sum of £65, being the amount undisposed of from the house estate, together with a sum of £100, voluntarily given by *Mr. Blayds*, one of the trustees, erected new almshouses and the rents subsequently received were applied in like manner, until the work was completed. Since 1806, the

from the Woodhouse estate have been disposed of among the almspeople in equal portions.

Elizabeth Daley, by will, in 1800, gave to the vicar of Leeds, the ministers of St. John's, the Holy Trinity, and St. Paul's, and their successors, £200, to be placed at interest for the benefit of the poor widows residing in Jenkinson's almshouses. The principal acting executor under the will having died in 1809, in embarrassed circumstances, no part of this legacy was received till 1823, when the sum, of £110 : 3 : 7 was paid in respect of the legacy, which sum is vested in the Three per Cents. Reduced Annuities, and the dividends distributed among the almspeople.

HARRISON'S HOSPITAL.

John Harrison, Esq. formerly alderman of Leeds, in 1653, conveyed to the Rev. Robert Hitch, Benjamin Wade, and two others, several messuages which he had erected, and intended for an hospital or dwelling-place for poor people, and a large yard or cartilage before the same, situated on the west side of the new church of St. John's, in Leeds, and two other buildings on the south side of the said yard; and also the undivided moiety of three fulling-mills and one reedwood-mill, and two acres of land adjoining, with the buildings thereon; and also several dwelling-houses, yards, and gardens, in New-street, and a tenement, with two acres of land, in the Nether Tenters, all which property was settled, in trust, for the perpetual endow-

ment of the hospital, under a conveyance to the mayor of Leeds, the vicar of Leeds, and the minister of St. John's church, in trust, that they, and Henry Hitch and Benjamin Wade, their respective heirs and successors, should employ the rents and profits towards the maintenance of as many poor persons in the said hospital, to be chosen out of the town and parish of Leeds, as the hospital would conveniently receive. Trustees have been chosen from time to time, and the present trustees are John Blayds and Christopher Beckett, Esqrs.

The endowment of the hospital has been augmented by the following sums of money:—£800, being the residuary personal estate of *Joseph Midgley*, left by will, in 1751. £372, being part of a legacy from *Catharine Parker*, bequeathed in the same year. £2600 paid in 1792; £1000, Three per Cent. Consols, in 1793; and £100, Three per Cent. Consols, in 1797, being the clear residuary personal and leasehold estate of *Arthur Ikin*, Esq. late of Leeds, merchant, with a power in the executors, William Hey, Esq. and the Rev. Miles Atkinson, to erect more almshouses upon the ground belonging to the hospital.

The hospital consists of two sets of almshouses, each containing twenty separate apartments, and an additional building lately erected, in the court of the hospital, pursuant to the provisions of Mr. Ikin's will, containing twelve separate apartments. The following exhibits the rental and situation of the hospital-estates:

£ s. d.

1. A large school-house, erected on the south side of the hospital-yard, 1653, and held at a ground rent, per annum.

4 10 0

2. The moiety of the New or Flay Crow mills on the river Aire, let to Edward Headon, the owner of the other moiety, on lease, for twenty-one years, from 1815, at .. 121
3. The Nether Tenters, situate on the river Aire, and used as a wharf, let to the Aire and Calder Navigation Company, at..... 250
4. Messuages and ground in New-street, Leeds, occupied by fourteen different tenants, from year to year, at rents amounting together to..... 255
5. The yearly sum of £5 : 5 paid as a rent or acknowledgment for a public reservoir, constructed in the courtyard of the hospital..... 5
6. Securities and stock invested, amounting to £6922, and producing yearly..... 223

The total income of the charity, therefore, is £859 : 18 : 10 per annum.

Sixty-four poor women are lodged in the hospital, and are allowed each of them a yearly stipend of £10. They are chosen by the trustees, and the mayor and vicar of Leeds, and minister of St. John's, each of whom has a nomination in turn. A salary of £10 per annum is paid to the clerk of the trustees, and the residue of the income, after payment of the salaries and the expense of repairs, is laid out in the purchase of stock, from time to time.

The property and concerns of this charity are well managed and attended to; and, considering the present amount of the funds and income, the Commissioners think that some addition may be made to the stipends of the almspeople.

LEIGHTON'S CHARITY.

Isabel Leighton, by her will, in 1653, bequeathed three closes of copyhold land at Great Woodhouse, in trust, to certain trustees to dispose of the rents and profits, yearly, for the good and to the use of the poor of the parish of Leeds for ever. The closes were enfranchised in 1659, and by the last conveyance, dated

20th of January, 1810, the became vested in Joseph C Esq. since deceased, Richard Lee, Esq. and Mr. Maurice L of Leeds, surgeon; and a conveyance is about to be executed the use of the said Richard and of George Oates, and James Woolrich Stansfeld, who have been chosen trustees. Mr. Logan having relinquished the trust. The land contains nearly four acres, and is let to Messrs. Welsh and Dunbar, at rent of £24, which is the annual value. There is a quarry in the estate which is about to be worked by the tenants, on condition of paying advanced rent. The rent of the land is distributed by the trustees among poor persons of the parish of Leeds, and a sum has been given occasionally of the rents towards the education of the children of the poor, and for the support of a Sunday school.

THE CHARITY SCHOOL

This school was originally established about the year 1653, by means of a subscription for the maintenance and education of forty poor children in the principles of the Established Church, and instructing them in reading, writing, and arithmetic, to

for trade. The school was a building which had formerly been used as a work-house, &c., when a chapel, belonging to Harrison's hospital, and adjacent to St. John's Church-yard, was converted into a school for the purpose of this charity, and at the same time the number of scholars was increased, and the expense of maintaining them was continued, and the charity limited to the purpose of clothing and education. The present governors are John Blayds and Stephen Beckett, Esqrs. the Rev. P. J. Cookson, the Rev. J. Fawcett, and the Rev. J. Sheepshanks.

In 1815, the trustees, considering that ample means were provided for the instruction of younger children of the poor by Sunday and national schools which had then been established, deemed it expedient to make a further alteration in the nature of the school, converting it into an institution for clothing and bringing up girls, not less than twelve years of age, as house servants, &c. The funds are now applied in supplying eighty girls with clothes, and instructing them in necessary things to fit them for domestic service. On the dissolution of the charity, a new work-house was erected on the site of the former, at a cost of £1000 and upwards.

The revenue of this charity is derived from the dividends on stocks in the public funds, and the rents of houses and land, and the total income of the charity amounts at present to £1400 a-year.

Twenty girls are under the care

house and shop in Lowerhead-row, in the occupation of William Birch, grocer, at the yearly rent of

of the mistress and assistant, who are allowed stipends of £60 and £27 a-year respectively. The clothing, and other necessities are supplied by the mistress, and her disbursements are repaid by the trustees. A salary of £10 a-year is paid to the clerk and receiver of rents. The accounts are annually settled.

The sum of £5 a-year was bequeathed by *John Barlow*, in 1710, to be paid by his executors to the use of the charity-school, and was paid some years, but, as no specific fund was appropriated to answer the annuity, it was first withheld, and finally lost.

CHARITY FOR CLERGYMEN'S WIDOWS.

Rachael Dixon, in 1719, devised a messuage in Brig-gate, and two dwelling-houses in Lowerhead-row, upon trust, after certain contingencies had elapsed, that the rents and profits of the premises should be yearly divided among three necessitous clergymen's widows, whose husbands had died beneficed in some of the adjacent parishes to that of Leeds, leaving the power of judging of the necessities of such widows and the election of them to the vicar of St. Peter's and the minister of St. John's for the time being, who were to receive and apply the rents.

This devise took effect about 1742, and the charity estate is now vested in four trustees, nominated by the vicar of Leeds and the minister of St. John's.

The property applicable to the trusts of the charity consists at present of—

£	s.	d.
77	14	0

A house adjoining the former, let to William Whalley, at the yearly rent of.....	68	0	0
A warehouse and two small tenements in a yard behind the former houses, let to Richard Hargreave, James Shaw, and William Marsden, respectively, at rents amounting, yearly, to	60	0	0

The trustees are also possessed of £1300, Three per Cent. Reduced Annuities, raised by purchases of stock, made with surplus income since 1818, when a balance in favour of the charity first arose.

There have been vacancies occasionally for a considerable time in the number of widows, from the want of properly qualified persons. At present, there are three widows of clergymen, of the description mentioned in the will, receiving the benefit of the charity, and having stipends each of them of £50 a-year. The stipends were raised from twelve guineas to £50 a-year in 1813, when the rents were advanced; and it is intended to increase them by an addition of £10 to each from Christmas, 1825. The accounts are kept by Mr. Bolland, the receiver, and are regularly audited by the vicar of Leeds and the minister of St. John's.

ESTATE FOR REPAIRING TRINITY-CHAPEL.

This estate was conveyed under the description of the two Moorside Closes and the Shoulder of Mutton Close, in Hunslet, containing, respectively, 2a. 1r. 25p. 2a. 29p. and 1a. 1r. 12p. by *William Milner, Esq.* by deed, in 1727, to two trustees, upon trust, to apply the rents and profits for the repairs of Trinity-chapel, and of the chapel-yard, and to lay out the unapplied surplus rents, if any there should be, on securities, the interest whereof was directed to be applied, with the

rents of the land, for the same purpose; and, upon further trust, to convey the estate, from time to time, to new trustees, the number of trustees to be made up five on each election.

New trustees have been elected from time to time, and there are three trustees at present; but the estate has not been regularly conveyed to the successive trustees, as directed by the original deed.

The land is let to Joshua Bower, on lease for twenty-one years from 1813, at the annual rent of £36:15, which is the full annual value. The rents are applied for repairs, as occasion requires, and what remains unapplied is laid out in the purchase of stock. The stock which has been accumulated amounts at present to £1600, Three per Cent. Consols, which is standing in the names of the trustees.

POTTER'S HOSPITAL.

Mary Potter, by will, in 1728, bequeathed to Richard Wilson, Esq. William Milner, Esq. John Blayds, Merchant, the vicar of Leeds, the minister of St. John's, and the Rev. Marmaduke Buck, £2000 on trust, to purchase a piece of ground near St. John's church, in Leeds, and build thereon an almshouse for ten ancient widows living in Leeds, or Wakefield, or York, or within twenty miles of some one of those places. It was further directed that, after finishing the almshouse, the trustees should apply the surplus of the yearly interest, or rents,

to the maintenance of the poor widows equally amongst them; the widows to be chosen by the trustees. Mrs. Potter gave the further sum of £60 to be applied in purchasing ground for and erecting such almshouse. In 1729, the testatrix died, and, in 1736, the trustees purchased a field near St. John's for £250, on part of which they erected an

hospital, at the expense of £482:12. This hospital consists of ten tenements, each containing two apartments. The number of trustees is kept up by new elections, the vicar of Leeds being always one of them.

The property belonging to the charity consists—1st. of land let from year to year,—

A close adjoining Woodhouse-lane, let to Messrs. Christopher and William Becket	£	s.	d.
	10	0	0
A garden and nursery, adjoining the Almshouse, let to Francis Pontey.....	10	0	0
A close in Pontefract-lane, let to Isaac Field.....	14	0	0
2d. Stock yielding yearly dividends amounting to £126, partly arising from benefactions to the Hospital since 1780, viz. £300 left by Mrs. Chantrell; £20 by Captain John Meslin, and £100 by Mrs. Mary Blayds.			

The number of ten widows, inhabitants of the parish of Leeds, is regularly kept up, and they receive yearly stipends of twelve guineas each.

The accounts of the charity are settled once a-year.

MILNER'S CHARITY.

This charity originated under the will of *William Milner*, dated about the year 1730. Searches have been made for the will, but without success.

The property devised by the will consists of a rent-charge of £40 a-year, issuing out of an estate at Knowstrop, in the township of Leeds, the property of Mr. Edward Maude. Out of this sum £20 is paid to the vicar of Leeds, for reading prayers at seven o'clock every evening, and the remaining sum of £20 is paid to ten poor widows, chosen by the trustees, in sums of £2 each.

The trustees of the charity are appointed by Sir William Milner, the present trustees being John Wilson and William Becket, Esqrs.

BAYNES'S CHARITY.

Anne Baynes, in 1807, bequeathed to the Rev. Miles Atkinson and his successors, ministers of St. Paul's church, in Leeds, £1000, upon trust, to invest the same at interest in the public funds, or real security, and to divide the interest equally amongst such ten poor widows, residing in Leeds, as the said Miles Atkinson and his successors should select. The sum of £900, the amount of the legacy, after deducting the duty, was laid out in the New Four per Cent Annuities, and the dividends are divided half yearly, at St. Paul's church, among ten poor widows, chosen by the Rev. Christopher Atkinson, the present minister.

As the Rev. Miles Atkinson, in whose name the stock stands, is dead, a transfer is expedient, and the Commissioners recommend that, for the better preventing of difficulty or mistake, it is right that the stock should be transferred into the names of more than one individual, as trustees.

The Commissioners having con-

cluded the charities of the town of Leeds, they next proceed to those of the several chapelries or townships within the boundaries of the parish.

CHAPELRY OF CHAPEL ALLERTON.

Henry Hanson, Esq. in 1755, left, for the benefit of the poor of Moor-town and Chapel-town, £100, the interest to be distributed in bread, the first Sunday in every month. *John Gledill*, Esq. in 1806, left to the poor of Chapel-Allerton £100, the interest to be distributed in bread. These benefactions were invested in the purchase of Threeper Cent. Stock, standing in the names of *John Dixon* and *John Blayds*, Esqrs. and the Rev. *Edward Wilson*. The dividends are laid out in bread, of which 15s. worth is distributed, monthly, in the vestry, among thirty poor people, chosen by the minister and chapelwarden.

Wade Brown, Esq. of Ludlow, in Shropshire, left, by will, in 1821, to the minister and chapelwarden for the time being, to the poor of this chapelry, £100, being a share in the Leeds water-works, the interest to be distributed in coals, yearly, at Christmas, by the minister and chapelwarden, and which is distributed accordingly.

The following bequests are for the benefit of the Sunday school: £100 left by Mrs. Bywater, and in the hands of *Wade Brown*, Esq.; £10 left by *Luke Priestley*, Esq. in the hands of his widow; and £50 left by *John Gledill*, Esq. and in the hands of *James Brown*, Esq. Interest is paid upon each donation at the rate of £5 per cent. per annum; and the amount is applied towards the support

of a Sunday school at Chapel-Allerton.

CHAPELRY OF ARMLEY.

The only charities in this place are two doles of £1 each, which are distributed, yearly, on the 1st of January, in the vestry, by the chapelwarden, among poor persons of Armley.

CHAPELRY OF BEESTON.

Thomas Kitchingman left an annuity of £4, charged upon the manor of Beeston, for the poor of this chapelry. *Gervas Neville*, left 24s. yearly, charged on the King's Mills, in Mill-hill; of this, 10s. was for a sermon on the 7th of May; 2s. for bread for the poor on the same day; and 1s. for bread on the first Sunday of every month. These gifts are distributed as directed by the respective donors.

CHAPELRY OF BRAMLEY.

About the year 1709, a piece of land, containing five acres, was enclosed from Bramley-common, and conveyed to trustees, upon trust, that they should apply the rents towards the better support and maintenance of the poor of Bramley. The rents were applied for a great length of time to the support of a free-school, and, on the enclosure of the common in 1789, an allotment of 2a. 20p. was awarded in respect of Bramley-school, to be applied to such uses as the ancient school-land was intended to be. The present trustees of this charity are *Lepton Dobson*, Esq. the Rev. *Robert Humphreys*, *John Pollard*, Esq. and Messrs. *Thomas Wade*, *Joseph Musgrave*, and *John Wood*. The lands are let partly to *James Dickenson*, at the yearly rent of

10, and partly to John
rs, at the annual rent of
, which are the full value.
chool was suspended at the
of this Inquiry, the rents
required to defray the costs
ain proceedings in Chan-
the year 1820.

the enclosure of the com-
of Bramley, four allot-
, containing 9a. 3r. 28p.
awarded to the curate,
wardens, and overseers,
trust, to apply the rents
benefit of such inhabitants
the township as belong
, but do not receive relief
he poor assessments, and
occupy any land or tene-
of more than the yearly
of £5, and who have no
ent under the Enclosure

These allotments are in
cupation of John Vickers,
l Myers, and Robert Hen-
in different parcels, at
amounting, together, to
p per annum, which is the
nual value. Hennings has
e for fourteen years, from
the others are yearly te-

The rent is laid out in
rchase of cloth for shirting,
is distributed among poor
on St. Thomas's Day,
bly to the regulations men-
in the award.

o, on the enclosure of the
on, an allotment of six
s of land, on which a dwel-
ouse and buildings were
d, was awarded to the
, churchwarden, and over-
the rents to be applied for
ng poor girls. These pre-
are let at the yearly rent
being the fair annual value;
e rent is paid to a school-
ss for teaching six girls to
knit, and sew. There being
ing accumulation it is in-

tended to apply it in paying £3
a-year for teaching three addi-
tional girls, until the fund shall
be exhausted.

£1 is paid by Mr. James Dick-
enson, for the use of the poor,
and is applied with the rent of
the poor's allotment. The pay-
ment is understood to be charged
on land in the occupation of Mr.
Dickenson, but the Commission-
ers had no means of tracing its
origin with certainty.

Benjamin Green left £10, the
interest to be paid on the 25th of
March, for a charity sermon to
be preached on that day. This
sum remains in the hands of the
perpetual curate of Bramley for
the time being.

William Clough, in 1710, de-
vised one third part of seven
closes in Bramley, called the
West Royds, to the poor, the
rent to be distributed at the dis-
cretion of four trustees. The
present trustees are Samuel Bar-
ker, John Barker, Abraham
Musgrave, and John Lister, to
whom the estate was conveyed
in 1819. The three closes are
now comprised in one, contain-
ing 6a. 2r. which is let to Wil-
liam Byrom, on lease, for eleven
years from 1817, at the yearly
rent of £18, which is distributed
among the poor of the township
in small sums varying from 3s. to
6s. 6d.

CHAPELRY OF HEADINGLY.

In 1798, a piece of ground
on Headingley-moor, containing
about one acre, was enclosed,
with the consent of the lord of
the manor and freeholders, and
vested in trustees, as a provision
for a schoolmaster, to teach six
poor children. The land is let
to Mr. Martin, as yearly tenant,
at the annual rent of £5:5, which

is the full value. Another piece of ground, containing about a rood, was also taken from the waste, with the like consent, by Mr. Bischoff, on condition of his paying an acknowledgment of a guinea a-year to the schoolmaster, for teaching two more children. The rent of the land and acknowledgment of one guinea a-year are paid to a schoolmaster; and he instructs, for the salary, eight poor children in reading.

CHAPELRY OF HOLBECK.

Belonging to the poor of this chapelry are 3a. 8r. of land, in the liberty of Armley, whereof three acres are stated, in the benefaction-table, to have been given by a person named *Metcalf*, and three roods were an allotment made on an enclosure about forty years ago. The land is under the management of the chapelwardens and overseer, and lets for £16 a-year, being the fair annual value. It is distributed, at Christmas, among the poor, in sums varying from 1s. 6d. to 5s.

John Lendal gave a house, near the chapel, for the use of the poor; of which a lease was granted to James Beeston, at the rent of £3:3, the lessee undertaking to erect another dwelling on the site; and a new house has been built, worth about £14 per annum. The rent of £3:3 is distributed with the rents of the poor's land last-mentioned.

It appears, from the benefaction-table, that Alderman *Kitchingman* left 40s. a-year to the poor; and that *Gervas Neville* left one dozen of bread every second Sunday in the month, and two dozen every 7th of May,

and 12s. for teaching a poor boy to read. The former annuity is charged on the manor of Beeston; the latter on the King's Mills, in Mill-hill. The rent-charges are paid and the charities administered as directed by the donors.

The sums of £12 and £100 appear to have been formerly given by persons named *Hetherington*, for the poor of this chapelry; but no satisfactory information can be obtained respecting them.

CHAPELRY OF HUNSLET.

Robert Brooke, by will, in 1653, gave 20s. a-year, out of a house in Hunslet, to be paid to four poor persons. This rent-charge is paid by Mr. Rowley, and is usually distributed with the sacrament-money.

The Rev. *John Paley* left 60s. a-year, to be paid to the master of Hunslet-school, for teaching five poor children, to be appointed by the curate of Hunslet; and which annuity is now paid by J. P. Heywood, Esq.

TOWNSHIP OF WORTLEY.

In 1677, *Langdale Sunderland* conveyed to five trustees certain messuages and land, upon trust, to employ the rents to teach the children of Wortley to read English or Latin. To this endowment *William Farrer* added a rood of land, in the 29th year of Charles the Second. The property of the charity now consists of a school-house and school-room, with a garden, two small crofts, and a close, all in the occupation of the schoolmaster, and worth, together, £18 per annum; and six cottages in Wortley, whereof five are let to the overseer of the poor, at the annual rent of £10:10, and the

sixth is let for £2:8 per annum. The cottages are let at the fair annual value. The rent of the cottages and crofts, not occupied by the master, are paid to him by the trustees, and he instructs ten poor children, as free scholars, and other children, on moderate terms, in reading, writing, and accounts. The master and the

free scholars are elected and nominated by the trustees.

This concludes the charities in the parish of Leeds, reported by the Commissioners; we shall continue their reports of the charities of other towns in the county of York.

BOROUGH OF SCARBOROUGH.

THE CHURCH OR GRAMMAR SCHOOL.

THE origin of this institution cannot be clearly ascertained; but it appears, by the books of the Corporation of Scarborough, that a school existed under the name of the Grammar or Free School previous to the year 1648, in which year it was removed to a part of St. Mary's church, called Farrer's Isle. Ever since, the school has been kept in this place, under the denomination of the Church or Grammar School. Only two endowments are attached to the charity; one a devise of a close, by Gregory Fysh, in 1640, which was granted in consideration of four scholars of the kindred of the testator being kept on the foundation; or, if none such could be found, then four others were to be nominated by the minister or overseers of the school. This close contains 1a. 2r. and is let by the master, for his own benefit, at a rent of £6. The other benefaction consists of £100, given by F. Thompson, Esq. and for which

the Corporation have paid an interest of £5.

The Corporation claim the right of appointing the master of the school by election; but, of late years, this right has been rarely exercised, and the situation of master has been filled sometimes by the vicar and at other times by his curate, or some person nominated by the vicar, with the acquiescence of the Corporation, but without any formal appointment. The school was always considered to be a grammar-school, and has generally been conducted as such; but there are no traces of any free-scholars being received into it, except the four provided for by Fysh's will; and, of late years, there have been none admitted, even under that endowment. The school is, however, attended by a considerable number of day-scholars and a few boarders, all of whom are instructed in the classics, if they choose, together with English,

reading, writing, and arithmetic, but pay for their education. At present, there are forty scholars, including boarders.

Mr. Irvine, who was appointed master in 1786, has always declined the teaching of four poor scholars, under Fysh's benefaction, by reason of some information he had obtained that no such condition was annexed to the gift. But the Commissioners are of opinion he is bound to teach them, conformably to the practice of former masters, and the tenor of Fysh's will in the possession of the Corporation. Thompson's benefaction of £5 a-year was paid, by the Corpo-

ration, down to the year 1821, to the vicar, being entered in their books as paid to him on account of the school; but it seems to have been mistaken, by the vicar, for part of another salary, which he receives from the Corporation, as lecturer, and, as such, was retained to his own use. Since 1821, the Corporation have discontinued the payment of this sum to the vicar, and refused to transfer it to Mr. Irvine; the Commissioners, however, recommend that the payment should be made to the latter gentleman, the Corporation having acquiesced so long in his appointment as master.

CHARITIES UNDER THE CORPORATION.

Sir *John Lawson*, who died in 1665, gave £100, — *Conyers*, £40, and *Alice Chambers*, £20; all which sums are vested in the Corporation, at £5 per cent. interest, which is regularly paid out of their funds. The interest is added to the sacrament-money collected at Christmas, and the whole is distributed by the churchwardens, amongst the poor of the parish, selected by them and the minister, in small sums, at their discretion.

Thomas Sedman, in 1714, devised a house and garth in Carr-gate, for an hospital for six poor people, and a close, with a piece of ground adjoining, the rent to be paid on the 1st of May, at the church-door of St. Mary's, to all such poor as frequent the same, except 20s. which he directed to be for the repairs of the hospital, if needful; and if not, then to be paid to the poor of the hospital. *William Magginson*, in 1697, devised a piece

of ground, containing 2a. 2r. 20p. called Glover-pitts, adjoining Sedman's premises, the rents to be distributed to the poor of Scarborough, annually, on May-day. The house left by Sedman, now divided into three tenements, is inhabited by six poor persons, men and women, placed therein by the Corporation. The lands, which comprise, in the whole, 4a. 2r. 32p. are let to William Sandwith, at £17 a-year, which is the full annual value. The rents, after deducting 20s. for repairs, are distributed, by the churchwardens, once a-year, on May-day, amongst poor persons of the parish who attend church.

FARRER'S HOSPITAL, consisting of two small tenements, in Cooke's Row, is stated, in one of the benefaction-tables in the church, to have been given by Mr. *John Farrer*, who died about 1628, for the habitation of as many poor widows as the same could conveniently contain. The

CHARITIES NOT UNDER THE CORPORATION. 581

ents are occupied by three persons, appointed by the corporation, who keep up this ing at their own expense.

BURGH'S HOSPITAL is ded, on one of the tablets in the h, as the gift of ——— *North*. situate in Toller-gate, and ins four small tenements, are, at present, inhabited re poor persons appointed a Corporation.

ST. THOMAS'S HOSPITAL ated, by Tanner, in his No- hat *Hugh de Bulmer*, in the of Henry III. gave lands ds the founding an hospital rborough, to the honour of omas; and that the hospital finished and endowed by rgeses of that place. The al is a brick building, situate north-western extremity of wn, and contains thirteen tetenements or habitations, are occupied by poor per- rent free, appointed by the ration. Attached to the al is a plot of ground, di- into thirteen small gardens, e use of that number of the es, who are allowed to oc-

cupy, or let them, at plea- sure.

BURGH'S HOSPITAL consists of four tenements in Duple-street, mentioned in a benefaction-table to have been given to the poor of Scarborough by a person named *Burgh*. The tenements were occupied at the time of this In- quiry by five or six poor persons, put in many years ago by the Rev. Cornelius Burgh, a de- scendant of the donor, and who then acted as a trustee of the charity. The building itself is in a very dilapidated state, and is in danger of becoming altogether uninhabitable.

William Robinson, as stated in the benefaction-table, devised to the poor a house situate in Long West-gate. This tenement was occupied for many years after the death of the donor by a family named *Ombler*, and had fallen into a state of entire de- cay. Upon the decease of the last occupier of that name, it was put into repair by the Cor- poration, and has since been let by them at the annual rent of £1 : 1.

CHARITIES NOT UNDER THE CORPORATION.

TROTT'S HOSPITAL.

John Trott, in 1697, devised houses, in Tanner-street, ne acre of meadow-ground, urton-dale, for the use of oor widows of Scarborough; oor widows to be appointed e executors, their heirs and is. These premises consist o small tenements, con- g each a room, with a garret t, and are now occupied by eendants of the testator. aret Harrison is the sole e trustee of the charity. The of land in Burton-dale is in
RT IX.

the occupation of Henry Cooke, Esq. at the yearly rent of £3, which is the full annual value.

STUBBS'S ALMSHOUSES.

Cornelius Stubbs gave, by will, to the vicar and churchwardens, his two uppermost houses, in a lane adjoining the Castle-dykes, for the habitations of poor per- sons, and charged his dwelling- house with the yearly sum of 10s. towards repairing them. The premises, for many years past, consisted of only one house, which is occupied, rent free, by

two poor persons, placed there by the vicar and churchwardens. The dwelling-house, subject to the annual payment of 10s. is situate in Key-street, and is now the property of Mr. Thomas Candler, of West Ayton.

ALLATSON'S CHARITY.

Richard Allatson, in 1717, gave to the poor of Scarborough four oxgangs of land at Weaverthorpe, together with a messuage and homestead, containing about half an acre. The property is under the management of the overseers. It consists of a dwelling-house, with outbuildings and homestead, and 38a. 10p. of land at Weaverthorpe-on-the-Wolds, which were allotted on the enclosure of that parish in lieu of the oxgangs. The whole is in the occupation of Richard Beilby, under a lease for twenty-one years, from 1804, at the annual rent of £21 : 12, which was the full value of the land at the time the lease was granted. The rents are received by the overseers, and distributed by them and the churchwardens, at Christmas, either in money or coals, amongst the poor of the parish not receiving parochial relief.

RICKINSON'S CHARITY.

James Rickinson, by will, dated 20th April, 1711, devised a close, called Church-close, chargeable with the payment of 26s. per annum for ever to the poor of Scarborough. There is reason to believe that a close, called the Ropery, or Church-close, now the property of the Rev. Samuel Bottomley, is the same with the close mentioned in the will, but as Mr. Bottomley avers that he purchased the close with-

out notice of its being subject to such rent-charge, there does not appear sufficient means of re-establishing this charitable payment.

TAYLOR'S FREE DWELLINGS.

These form a brick building, in Cooke's Row, and contain fourteen separate sets of apartments. They were erected out of a legacy of £1000, bequeathed by *Joseph Taylor*, in 1810, and were intended as an asylum, rent-free, for aged and respectable poor. They are under the management of trustees, of whom two or more must be members of the Society of Friends, commonly called Quakers. The almshouses are chosen, at their general meetings, with a preference to married persons without families, being inhabitants of Scarborough.

Mr. Taylor also left £100, the interest to be applied to the education of poor boys of the parish. This sum, with £150 more, the balance of that given to erect the free dwellings, was placed out, on mortgage, at interest of five per cent. Five pounds, being the interest of the legacy of £100, is paid to the treasurer of a school in Scarborough, conducted on the Lancasterian system, for the education of thirteen or fourteen poor boys, of Scarborough, who are recommended by the trustees of Taylor's charity, and the children are changed every two years. The remainder of the interest is retained for the repairs of the almshouses.

The same testator devised his field in Rhea-lane, in Scarborough, upon trust, to apply the rent in the purchase of coals, to be given to the poor in winter. This devise was void under the

Mortmain Act, but the intention of the testator has been carried into effect by the heir-at-law. The close, which contains three acres, is let to John Preison, as yearly tenant, at the annual rent of £18:18, which is the utmost value. The rents are laid out, yearly, in the winter season, in coals, which are distributed, by the trustees, at an annual meeting, amongst the poor of Scarborough, a mett, being four bushels, to each family. About eighty poor families, upon an average, are thus yearly relieved, including those in the different hospitals in Scarborough.

MERCHANT-SEAMEN'S FUND.

This charity is a branch of the general institution for the relief and support of maimed and disabled seamen in the merchant-service, incorporated under the 20th George II. It is under the management of fifteen trustees, annually chosen from the inhabitants of Scarborough, according to the provisions of the Act, by the owners and masters of ships belonging to the port of Scarborough. The funds arise from the duty of 6d. a month, collected under the Act, out of the wages of every seaman belonging to the port of Scarborough. The amount of the revenue derived from this source varies from £170 to £200 a-year. It has declined considerably since the termination of the late war. The trustees possess, also, the sum of £400 stock, in the Three per Cent. Consolidated Annuities, the dividends of which are carried to the general account.

The allowances at present made out of the revenues are 3s. a month to each seaman or seaman's widow, without children,

and to such as have children, 1s. a month in addition, for each child under fourteen years of age. About 150 persons are relieved by the charity, but, from the decrease in the revenue, it is feared the present number cannot be kept up without either encroaching upon the stock in the funds, or reducing the monthly payments.

There are also belonging to the institution two establishments, called, respectively, the Merchant-Seamen's Hospital and the Trinity-House.

The Merchant-Seamen's Hospital is a spacious building, consisting of a centre and two wings, situate near the Castle-dykes, with a court in front. It was erected by the trustees out of their general fund, and contains twenty-five separate apartments, for the accommodation of as many aged seamen, or widows of seamen, belonging to Scarborough, who are chosen by the trustees, as vacancies occur, at their monthly meetings. The inmates of the hospital receive no benefit from the seamen's fund, and forfeit their claim to it, if before enjoyed, on being received into the hospital.

The Trinity-House is an ancient building, surrounding a court in St. Sepulchre-street, containing twenty-two apartments, of which twenty are occupied by poor persons of the same description as those in the Seamen's Hospital, and appointed in a similar manner; of the remaining rooms, one is let as a school-room to a master in the place, for £3:13:6 a-year; the other is used by the trustees to hold their meetings in, for which they allow, out of the general fund, an annual sum of £2:2. These two

sums are carried to the credit of the establishment, and are laid out on the repairs of the building, but they are very inadequate to the purpose, and the whole seems fast approaching to decay.

Connected with this branch of the charity are, also, five small tenements in Merchants' Row, Scarborough, which were given up to the trustees, several years ago, in satisfaction of a mortgage of £150 which they had upon the premises. The tenements are let to different tenants, at rents amounting to £15 a-year, the whole of which is applied partly in keeping up the tenements themselves, and partly in the repair of the Trinity-House.

The following are benefactions to the Merchant-Seamen's Hospital:—£200 left by Thomas Bell, in 1773; which sum is likely to be lost by the failure of Moorsom & Co. in whose hands it was deposited; £200 left by William Solit, in 1812; and £40 left by Mr. Williamson, in 1820.

ESTATE FOR THE REPAIRS OF ST. MARY'S CHURCH.

The Corporation of Scarbo-

rough have, from very ancient time, been in possession of divers tenements and lands in and near the town of Scarborough, the rents of which are considered applicable to the repairs of the parish church. Of the origin or first acquisition of this property no account can now be given; but it is supposed that the lands, called Church Lands, are comprised in a grant to the Corporation, from Edward III. by charter, dated the 2d November, 1357. The annual revenue arising therefrom amounts at present to £48 : 7 : 8, and is applied, from time to time, on the repairs of the church. Additional sums have occasionally been expended by the Corporation thereon out of their own funds, in exoneration of the rates to which the inhabitants would otherwise have been liable; but the Corporation do not admit any obligation upon them to provide for the repairs beyond the amount of the revenues which they derive from the estate mentioned.

BOROUGH OF KNARESBOROUGH.

THE FREE GRAMMAR-SCHOOL.

THIS school was established by Dr. *Robert Chaloner*, under the authority of letters patent, in the year 1617, for the education of the boys, poor as well as rich, of the parishes of Knareborough and Gouldesborough, and endowed as a free grammar-school, with an annuity of £20; and *Peter Benson*, an inhabitant of the town, assigned a house and

garden adjoining the church for the use of the school. Sixteen inhabitants were constituted governors, and incorporated, with power to appoint the master, and remove him upon reasonable cause; in default of such appointment for three months, the Archbishop of York to appoint the master. Regulations for the government of the school were

made by the founder, which, among other things, allow the master, in addition to those on the foundation, to receive a certain number of pay-scholars, subject to the discretion of the governors. The annuity of £20 is charged on certain lands at Wavendon, in Buckinghamshire, now in the occupation of Edward Cowley, and is received by one of the trustees resident at Knaresborough, and by him paid to the schoolmaster.

The school-house was rebuilt, by voluntary subscription, upon the site of the old premises, in the year 1741, and, with the garden adjoining, is in the occupation of the master, rent free. The only other property belonging to the charity consists of a legacy of £150, left by *Robert Stockdale, Esq.* in 1815, to be applied in such manner as the trustees should approve for the benefit of the master. The balance of this legacy, amounting, after payment of the legacy-duty, to £135, was paid to one of the trustees, and is retained, with a view to some legal proceedings against the late master, for the recovery of certain deeds belonging to the school. No boys are now upon the foundation; indeed it is said there were none during the late master's time. No application has been made to the present master to receive any as free scholars; but he has seven boys under his care, as pay scholars, the sons of tradesmen in Knaresborough, whom he instructs in reading, writing, arithmetic, geography, and Latin. It is doubted whether the nature of this foundation, as a free grammar-school, is generally known to the inhabitants of Knaresborough and Goulesborough, and to this is in part

ascribed the want of free scholars; but there is also reason to believe that the poorer inhabitants of those places are indifferent to the advantages of a grammar-school; and that the more wealthy, regarding the salary of the master as inadequate to his situation, neither expect nor require him to instruct their children gratuitously, even in Latin. The names of the trustees are not all of them at present known; the rector of Goulesborough, the vicar of Knaresborough, Mr. Peter Earnshaw, and James Collins, Esq. are four of them.

RICHARDSON'S SCHOOL.

Thomas Richardson, Esq. by indenture, in 1765, assigned to trustees a leasehold dwelling-house, in Knaresborough, held for 999 years, at a nominal rent, in trust, for the support of a school for the instruction of boys and girls belonging to or residing in the township of Knaresborough, in reading, writing, and arithmetic, the church catechism, and the principles of the christian religion; and, by the same deed, he made a gift of £100, to be laid out by the trustees in the purchase of lands, and to be placed out at interest, until such purchase should be made. *Darson Roundell, Esq.* in 1770, bequeathed £42 for the purposes of this school; and the said Mr. Richardson, by his will, in 1775, gave £800, in trust, that the interest should, after payment of the schoolmaster's salary, be applied in clothing and putting out apprentices such poor children of the school as the trustees should think the greatest objects of the charity.

The sums of £400 and £400 were reduced, by the failure of

called the Free Grammar-school of Queen Mary, for the instruction of children and young men of Ripon. The governors, with the consent of the Archbishop of York, were empowered to make regulations for the government of the school, the disposal of the revenues, and the salaries of the master.

The property granted for the support of the endowment is under the administration of the governors, and consists of several detached houses, buildings, and

pieces of land, in Studley-Roger, Ripon with Bondgate, and Littlethorpe, Sutton-Howgrave, North Stainley, Norton-le-Clay, Wallowthwaite, Markington, and Bishopton, all in the neighbourhood of Ripon.

The annual value and contents of the estates, according to an elaborate survey and valuation of them in 1811, by Mr. Humphries, appears, from the Appendix to the Report, as follows:—

Estate, where situated.	Contents.			Annual Value.		
	A.	R.	P.	£	s.	d.
Studley-Roger	43	3	34	91	6	3
Ripon with Bondgate	40	2	19	594	8	6
Littlethorpe	4	0	32	11	5	2
Sutton-Howgrave, or Holme	1	0	0	2	10	0
North Stainley	0	3	24	6	10	0
Norton-le-Clay	10	2	22	26	9	10
Wallowthwaite and Markington	23	1	16	33	7	0
Bishopton	1	2	34	6	17	0
Total contents.....				126	1	21
Total annual value				£772	13	9

It has been the custom, for upwards of two centuries, to grant leases of the several parcels of which the school property consists for 21 years, renewable on payment of fines, at the end of seven years, and the estates are now all let in that manner, with the exception of some old houses, of which the lessee declined to renew the lease in 1811, and a field in the occupation of the schoolmaster. The buildings on the estates are repaired by the lessees. The two last general renewals took place in 1811 and 1818; but all the leases to commence from the latter time have not been completed. The amount of the fines in 1811 was £1069 : 3 : 3, and the sums received for fines on

the leases of 1818, already completed, amount to £609 : 11; but it is expected that the whole amount of the fines on the renewals of 1818 will be upwards of £1200, a larger sum being exacted in cases where the renewal is delayed beyond the usual time. The timber on the estate was valued, in 1814, at £1132 : 8 : 9. The governors are also possessed of £650, Three per Cent. Consols, and £500, Navy Five per Cents. both standing in the name of Lord Grantham, one of the governors, as a trustee. The present reserved rents amount to £99 : 9 : 8, and the dividends of stock to £44 : 10, making the annual income, exclusive of fines, £143 : 19 : 8.

school premises consist dwelling-house and garden, occupation of the master, school adjoining, and a yard, worth from £30 to £40 per annum. The school is governed by the governors, and the master's house partly by the governors, and partly at his own expense. The only statutes and ordinances for the regulation of the school were made by the governors, with the advice of the bishop of York, in the year 1534.

By these it is required that the master, at the time to be elected, shall be a graduate of the university of Oxford or Cambridge, and be affected to the established religion of England: that every inhabitant of the town or parish of Ripon is entitled to send his sons, as day-scholars, paying the customary entrance-money, provided they are under eight years of age, and are able to read English; the branches of education to be taught to free scholars are to be Latin, and English grammar, with writing and arithmetic, and the two latter branches to be taught at the expense of the parents; and that all payments of entrance-money, &c. shall belong to the head master. The present master of the school was appointed in 1812, and has a salary of £180 per annum. His assistants are the usher, who receives a salary from the governors of £3 a-year, and a classical master and a writing master, both of whom are paid by the master himself. It appears that formerly there were forty boys and upwards on the foundation, and that, at the appointment of the present master, the number of free scholars

was thirty: but this number decreased considerably during the two or three first years after his appointment, and has since varied from fourteen to nineteen; the number, at present, is seventeen. The free scholars are, for the most part, sons of resident inhabitants of Ripon, of all classes; and they are admitted on application to the master. The master is permitted, as his predecessors have been, to take other scholars, and he has, at present, fifty-one boys in the school, not on the foundation, forty-four of whom board with him. Since his appointment, the number of foreign scholars has been greatly increasing, and his school is advanced to a very high degree of reputation as a grammar-school.

The boys on the foundation are classed with the other scholars, and have, in all respects, the same attention paid to their education. Half a guinea is usually paid on the admission of each boy on the foundation, but is not demanded; and 8s. a quarter is paid for each, for instruction in writing and arithmetic, which latter charge has been raised by the present master from 6s. a quarter. Payment of entrance-money, and a charge for instruction in writing and arithmetic, are received with the sanction of the governors, and agreeably to their ordinances, but they have not fixed the amount of them, and it does not appear that the charge for writing and arithmetic was increased by their authority. The parents of the free-scholars are at the expense of providing them with books and stationery.

The total annual expenditure

on the school, including salaries, repairs, and every thing, amounts to £259 : 10 : 2.

It is the opinion of the governors themselves that the school-estates are let to *disadvantage under the present system of management*, and that a larger income might be obtained by a letting at rack-rent; but as the different leases of the property have been renewed for upwards of two centuries, and on the faith of an implied engagement to renew them, the lessees expend money in buildings and improvements, and the leases are the subject of sale and transfer, it is found very difficult to put an end to the present mode of letting. But as the estates consist of separate houses and buildings, and several detached pieces of land, intermixed with the property of others, it is highly probable that if an act of parliament were procured for the sale of the estates, and the produce of the sale were laid out in the purchase of property not liable to the same disadvantages, the revenues of the school might be considerably increased. In 1817, a memorial, signed by a great number of individuals, representing the advantage to arise from such an alteration of the school property, was presented to the governors. It was also represented that if the revenues were increased, the master of the school might be allowed a remuneration sufficient to make it unnecessary for him to take boarders, and he would be enabled to devote his time exclusively to the education of the boys on the foundation; and complaints have been made of the admission of foreign scholars, as preventing inhabitants

of the town from taking the advantage of the foundation for their sons. It does not, however, appear that the master is wanting in attention to the free-scholars; and as the admission of foreigners is sanctioned by custom, and is not repugnant to the terms of the charter of foundation, the Commissioners think it cannot be insisted on, with propriety, as a ground of complaint. The diminution in the number of boys on the foundation, since the appointment of the present master, is to be ascribed principally to the existence of a large national school at Ripon, which was established about five years ago; and as there is a prevailing indifference among the lower classes to have their boys instructed in the Latin and Greek languages, it is not clear, *if the mode of instruction at present insisted on is continued in the school*, that the number of free scholars would be materially increased, though foreign boys were excluded. It has been represented by many that the expense of providing classical books is so great as to prevent several parents from taking the benefit of the foundation; and by some, that the charges for instruction in writing and arithmetic are *too high*. No representations of this nature had been made to the governors before this Inquiry; but it is intended by the governors to take the subject into consideration at their first annual meeting; and as the funds appear sufficient to bear the expense of providing books, and there was formerly a collection of books in the school used by the boys whose parents could not well afford to supply

them, the Commissioners think be properly applied to that purpose. that a part of the revenues might

OBSERVATIONS.

It is plain, from the above Report, there are serious defects in the mode of administering this royal foundation, and that the inhabitants of Ripon do not derive the advantages from their Grammar-school the founders intended, and which the present value of the endowments affords the means to accomplish. First, the mode of letting the property seems highly disadvantageous, not only to the lessees themselves, but also to the charity; to the former, by interfering with improvements in the estates, which the tenants are deterred making from the shortness of their term, and the uncertain conditions on which they may be renewed; to the latter, by rendering the total income much less than it would be under a different system. The remedy for this, no doubt, would be to allow the lessees to purchase the inheritance of their several occupations, which, it is said, they are desirous of doing; and the proceeds of the sale to be invested in some other security less intermingled with surrounding possessions.

Secondly, the appropriation of the income derived under the present management is far from unobjectionable. There is now expended on the school £259 : 10 : 2 per annum, without reckoning the rental of the premises occupied by the master, and all the benefit the town derives from it is the education of *seventeen boys*; but even these boys are not taught gratuitously, though denominated free scholars. The charges of the present master, the Rev. W. Plues, for sweeping the school, for firing, for books and stationery, for writing and accounts, make the free-school more expensive to the parents than if they sent their children to a school without endowments. In addition to this, the master has deprived the free scholars of the use of the play-ground, as enjoyed under his predecessor, and has taken away the school-library, under the pretext the books were old, without, however, substituting new ones in their places. We cannot wonder, therefore, at the decay of this charity, and, unless the governors interfere, it will, no doubt, share the fate of the grammar-foundations of Bristol and Bath, and be converted into a mere boarding-establishment for the emolument of the master, not the benefit of the town. The only preventive of this, will be to adopt the suggestion of the memorialists, to do away with the boarding system, and provide sufficient remuneration for the masters by the disposal of the trust-estates.

No blame is imputed to the trustees, except a certain degree of remissness; they have, however, promised to take into consideration some of the suggestions which have been made for the improvement of the foundation. Their dinners are very economical—averaging only about four guineas a season—which contrasts strangely with the revelries of our city trustees. The following noblemen and gentlemen held the office at the time of the Inquiry:—Lord Grantham, Right Hon. Frederick John Robinson, (now Viscount Goderich,) Sir B. R. Graham, Conyers Norton, Esq. Rev. G. Allanson, H. R. Wood, Esq. Charles Oxley, Esq. John Dalton, Esq. and the Very Rev. Robert Darley Waddilove, Dean of Ripon.

HOSPITAL OF ST. MARY MAGDALEN.

This hospital consists of a building at the extremity of Stammergate, in Ripon, containing six separate apartments on one floor, for the same number of poor women, called Sisters, with a garden in front, a small field adjoining, and a chapel at a little distance, on the opposite side of the street. From an inscription

over the door of the hospital, it appears that the building was restored from a state of decay by Richard Hooke, D.D. a prebendary of the collegiate church of Ripon and master of the hospital, in the year 1674. The members of the institution are, a master, a chaplain, and six sisters. From an inquisition in the reign of Edward III. it appears the hospital was founded by Thurston, who was Archbishop of York, in the early part of the twelfth century; but there are no records or writings extant coeval with the foundation.

By an inquiry into the state of the hospital in the year 1317, before the king's escheator, mentioned in Dugdale's Monasticon, vol. iii. p. 89, it was found that there ought to be, according to the form of the foundation, two chaplains in the hospital to perform divine service; but, during the whole time of Nicholas de Molyns, then master, the chantry of one chaplain was withdrawn by him: that *strangers, mendicant clergy, or other indigent persons*, happening to travel that way, ought to have a bed and provisions for one night; but, at that time, none had that benefit, but went away *vacuá manú*: that every year, on St. Mary Magdalen's day, a farthing loaf (the quarter of wheat being worth 5s.) and a herring should be given to every poor person that came; but, during the time of Nicholas de Molyns, that charity was withdrawn, and, in place of it, he gave poor people who came on that day a saltseller (*salsarium*) of beans or meal, but the greater part of the poor got nothing; also, that the minor acts of charity which ought to proceed from such an hospital, and

particularly from that hospital, were fallen to nothing, through the absence of the master, as he rarely resided.

By a subsequent inquisition, in the reign of Edward III. also mentioned in Dugdale's Monasticon, vol. ii. p. 380, it appears, amongst other things, that the hospital was founded for the *relief both of the poor and of persons afflicted with leprosy*; that certain rights of pasture, and other profits, given by the founder, had at first been conferred on the sisters, to find a chaplain and provide for leprous persons of Ripschire, and afford them the clothing and provision therein mentioned; and that subsequent acquisitions of lands had been made, (being partly from the gifts of different persons, to find four chaplains,) including, among other property, the manors of Mulwith and Studley-Roger; but that, the sisters being dead, one of the Archbishops of York had granted the hospital to one Robert de Silkstone, a chaplain, to support the charity for chaplains and lepers; and that, at the time of that inquisition, one of the number of chaplains had been reduced, no lepers came to the hospital, and a house which had been used for their reception was fallen down, and there were neither brethren nor sisters, but that alms were given on the feast of St. Mary Magdalen, and, with a certain exception therein mentioned, the possessions of the hospital were preserved; and that the then master and his chaplains were persons of good reputation.

Among the records of the Court of Chancery, in the Tower of London, is a confirmation of Henry VI. of the grant made

cholas Bowet of his inter-eight acres of land, three of meadow, two acres of and pasture for seven, in Mulworth, near Ripon to Thomas Gyvendale, master of the hospital, and his heirs. In a manuscript left by Dr. Dering, who was appointed Dean of Ripon, master of the hospital in the year 1710, is a copy of letters of confirmation and protection from one of the Popes Innocent, addressed, "*Magistro et fratribus Domus Leprosorum sive Mariæ Magdalene de Ripon*" which also give an extension of the property of the hospital from tithes, but it does not appear in what year this instrument was dated. These letters, with two writings in the power, of the time of Edward III. one of them concerning inquiry into the liability of hospital-property to tithes and other dues, and the other a licence to take lands in mortmain for supporting three chaplains are all the documents the commissioners could find respecting the objects of the foundation, or the endowment of the hospital.

It is not known how long the hospital has consisted of its present number of members, or when the sisters were replaced, and the number of chaplains reduced to three; but it appears from Dr. Dering's book, above referred to, that the establishment was the same in his time as at present, and there is reason to believe that it had been the same many years before. The bishops of York have always had the appointment of master of the hospital; and it appears, by a recital in a

charter of James I. for re-establishing the collegiate church of Ripon, that the archbishops had been, and were about to be, great assistants in that work, and principally by the perpetual gift and collation, for the use of the church, of the masterships of this and St. John's Hospital. Since the re-establishment of the collegiate church, one of the members of that church has always been appointed master; and, since 1686, the deans have successively held the office, and it now seems to be considered that the masterships of this and St. John's Hospital are conferred as an augmentation of the revenues of the deanery, which are understood to be of small amount, with reference to the dignity and duties of the office. The Dean of Ripon, the present master, was appointed in 1792.

The chaplain and six sisters of the hospital are appointed by the master, the latter being poor women, selected as proper objects of charity. The duties performed by the chaplain are, reading prayers, and preaching a sermon on the Sunday after the 22d of July, and on St. John's and St. Thomas's Days.

The estates of the hospital have been granted, ever since Dr. Dering's time, and probably long before, on nine principal leases, for three lives, at certain fixed reserved rents, renewable on payment of fines; and they consist of six houses in Ripon, with their appurtenances; a mansion-house called Magdalenes, and the lands thereto belonging, containing, according to the leases, about eighty-six acres; and a farm-hold or mansion, called Mulwith, and lands thereto belonging, appearing,

from the leases, to contain, in the whole, 171 acres, or thereabouts.

The annual rents reserved on the leases amount together to £26 : 18 : 6; and there is reason to believe, from an account of a receiver in 1682, that the reserved rents were the same at that time. The last fines taken on renewal of the respective leases, from the year 1803 to 1815, amounted to £1137 : 2 : 6. The actual annual value of the property, according to the estimate of an eminent land-surveyor, whom the Commissioners employed to view the estates, amounts to £464. The chief lessees of the hospital-property are the Rev. G. Allanson and Lord Grantham, the former holding eighty-six acres, the latter the mansion of Mulwith, with 155 acres annexed. The leases of the estates are under the hospital seal, and granted in the names of "the master, brethren, and sisters" of the hospital; but the entire management of the property, as far as can be discovered, has been universally under the control of the master alone. There is some timber on the estates, but the master is not acquainted with the value of it, and none has been cut during his time.

Besides the above property, there are the following sums, payable for the use of the sisters and chaplain:—£7, under the will of William Spink, in 1685, of which £6 was to be shared among the sisters, and £1 for a sermon on St. Thomas's Day; £30 in the hands of the master, the interest appropriated to the youngest sister in the hospital; also, a legacy of £30, in the hands of the master, for the use of the sisters.

The sisters also let the field adjoining the hospital at £2 : 5 a-year.

The whole of the fines on renewal of the leases are received and claimed by the master, for his own use, and also the reserved annual rents, after payment of the expense of repairs of the hospital, 10s. to the receiver, and £10 which is divided equally among the five elder sisters. The sisters have the use of the apartments, and a small garden in front of the hospital, which the master is in the habit of voluntarily stocking with potatoes for their benefit. The only emolument of the chaplain of the hospital is £1 per annum.

The payment of £10 a-year to the sisters appears to have continued for a long period, but the Commissioners could not ascertain when, or by what means, the present appropriation of the revenues of the hospital commenced. As the fines have increased with the value of land, it is clear that the sisters do not now receive the same proportional benefit as formerly from the revenues of the hospital; and it seems extraordinary that the chaplain, though his office appears to have existed since the foundation, has no emolument, except under Spink's will. From the language of the inquisition, it is probable that a larger proportion of the produce of the hospital-estates was formerly applied for the more indigent members of the hospital, and other charitable purposes; but the question, whether the allowances to the sisters are capable of being increased, or are now unalterably fixed by long usage, can only be determined by a court of competent jurisdiction. It appears,

er, that, considering the inequality of the stipends of the chaplain, it would be a judicial determination question should be obtained from the master of the hospital as to the customs which

prevailed before his appointment, and he does not consider that he has been at liberty to depart from them without the sanction of the Archbishop of York, the patron.

OBSERVATIONS.

have given, from the seventh Report, page 765, almost without curtailment an account of this very ancient foundation. It seems to us the revenue very oddly appropriated, and the main purposes of the endowment perverted. The Commissioners, in this as in other instances, have no pains in their researches, and have shown, on the best authority that can be obtained, after the extinction of the foundation deeds, that the hospital was originally intended solely for charitable uses—for the relief of the stranger, the leper, and indigent clergy: it is now converted into a piece of ecclesiastical patronage, appended to the deanery of Ripon, by the gift of the Archbishop of York. Out of estates worth £464 per annum only £10 is expended in charity, the remaining profits being appropriated by the very Reverend Dean, who, however, is such a generous man, that he lives to the wants of the sisterhood, that he, “voluntarily,” and of his own accord, “stocks their garden with potatoes.” This is “too bad,” especially if we collect from the Minutes of Evidence, that some of the sisters are as destitute as to be actually dependant on parish aid for the remainder of their support. The poor chaplain is an object of real commiseration, and, both for his sake and that of the sisters, the Commissioners will not doubt the intention they have expressed of applying to higher authority for a suitable apportionment of the revenues.

The next article exhibits a similar ancient foundation, also under the management of the very Reverend Robert Darley Waddilove, as Dean of Ripon.

HOSPITAL OF ST. JOHN THE BAPTIST.

not known at what time, or what particular charitable use, this hospital was founded. The only instrument relating to the institution, the Commissioners met with, is a roll of the reign of Edward III. preserved among the records of the Office of Chancery, in the Tower of London, being an inspeximus of several grants of different lands and tenements made by Thomas the second Archbishop of York, and many individuals, to the hospital, in *perpetuam et perpetuam elemosynam*, and a confirmation of the several grants by King David de Wolloure, the custos of the hospital, and his successors. The first of

the grants which is set out in the inspeximus, is that of Thomas the second, who was Archbishop of York, in the year 1109, by which he gives certain land *Hospitali pauperum in Rypon pro amore Dei et Sancti Wilfridi ad commune proficuum omnium Christianorum*.

The hospital consists of a small house of one floor in Bondgate, Ripon, containing apartments for two almswomen, called Sisters, and there is a chapel at a small distance, which has not been used as a place of worship for many years, and was converted into a national school, about five years ago, by the master of the hospital, with the

sent of the Archbishop of York, the patron. The establishment, consists of a master, the two sisters, and a chaplain; the same establishment has existed for upwards of a century, and, probably, for a much longer period; indeed, there is nothing to show that it has ever been different, except that, in one passage of the above instrument, the words "*Fratres dicti Hospitalis*," are used. The master is appointed by the Archbishop of York, as patron of the hospital, and the sisters are appointed by the master, being poor women, known by or recommended to him as proper objects of charity.

It has been customary, as far back as can be traced, to grant leases for lives of the several estates belonging to the hospital, at reserved rents, renewable as the lives drop, on payment of fines. These leases are granted under the common seal of the hospital, and in the names of the "master and sisters;" from which circumstance, it appears doubtful whether the chaplain is to be considered strictly a member of the foundation. The property consists of certain messuages, cottages, and buildings, in Bondgate, and Studley-Roger, some outleagues in open or common fields, and several closes of land in Bishopton, Studley-Roger, and North Stainley, all in the neighbourhood of Ripon. The reserved rents, which it appears probable have been the same since 1682, and probably long before, amount, altogether, to £15:7:4, and the fines received from 1809 to 1816 were to the amount of £955:14:10. According to the estimate of a surveyor, employed by the Commissioners, to view the property,

the present value of the hospital-estates is £349 per annum. No timber has been cut down during the time of the present master, but he has lately contracted for the sale of a number of trees, on that part of the estate which lies at North Stainley, for the sum of £920. A quit-rent of 1s. 2d. is payable to the Archbishop of York.

All the revenues of the hospital are received by the master, and *held for his own use*, after defraying the expense of repairs of the hospital, which do not exceed £5 a-year, and the following yearly allowances:—To each of the two sisters, £1:7:6; to the chaplain, £1; and to the receiver of the rents, 10s. It has been customary, also, for the masters to pay to each of the two sisters, 10s. 6d. at Christmas, and that payment is continued conformably to the custom; the master, also, occasionally makes a voluntary gift to the sisters of clothing materials, and other necessaries for their support. The two sisters derive no benefit from the foundation, except the use of their apartments in the hospital, and the stipends mentioned; but the allowance being too small for their support, *they, at present, receive parochial relief* to the amount, each of them, of 3s. 6d. per week. Since the conversion of the chapel into a national school, it has not been repaired at the expense of the master.

The master is appointed by the Archbishop of York, as patron of the hospital; and has, ever since the re-establishment of the collegiate church of Ripon, been one of the members of that church; since 1686, the dean for the time being has held the

which, with the master of St. Mary Magdalen's, appears now to be given by way of augmentation of the salary. The observations made during the inadequacy of the allowance to the inferior members of St. Mary Magdalen's hospital are applicable to the allowances of the sisters in St. John's; and the latter appear to bear a due proportion to the amount of the revenues of the hospital, and do not seem to have been invariable for the same period of time, the accounts affording evidence that they have risen, in a small degree,

between that year and Dr. Dering's time. The Commissioners have not ascertained in what manner the money arising from the sale of wood on the hospital-estates has formerly been applied, and it may, perhaps, be a question proper for consideration, whether the master is entitled exclusively to the purchase-money to be paid for the timber lately agreed to be sold; and whether the application of that fund is to be determined on the same principles as may regulate the appropriation of the fines and reserved rents.

OBSERVATIONS.

The nature of this foundation is so similar to the last, that we shall not trouble the reader with any additional observations. It appears, from the report of the Commissioners' surveyor, that the annual value of the estates of the hospitals is £813, and the allowance to the eight sisters is so small that they are dependant on the poor-rates of Ripon for the remainder of their subsistence. The language of the inscription taken in the reign of Henry III.—*In puram et perpetuam eleemosynam, and Hospitali Pauperum*—hardly leaves a doubt that St. John's Hospital, at least, was founded solely for alms and the benefit of the poor of Ripon.

THE POOR-LANDS.

The Corporation of Ripon act as trustees in the administration of the following estates for charitable purposes:—1. A field, called the Bull-close, containing 31p. in the occupation of John Foxton, at the annual rent of £10:10. 2. Three closes adjoining the river Ure, containing one acre, in the occupation of Mrs. Lawrence; rent, 3s. 3. The Townend-closes; containing 1r. 9p. in the occupation of John Foxton, rent £25:2; 2a. 3r. 6p. in the occupation of William Bolton, rent 1s.; and the third, 5a. 18p. in the occupation of John Parmenter, rent £31:10. 4. A rent of £1:1, issuing out of Little Thorpe, held by William Nutcliffe. 5. The annual

sum of £2:10, secured on the tolls of the Harrowgate and Bewick turnpike-roads.

The several closes are let at their full value, and produce, with the other funds mentioned, an annual sum of £130, which is disposed of—£5 to a schoolmaster, for which he instructs ten poor boys of the town, appointed by the mayor for the time being, in reading, writing, and arithmetic; £5 to ten poor widows; and the remainder, on the Tuesday nearest the 21st of December, among poor people belonging to the town of Ripon, in different sums, proportioned to their wants and the size of their families.

JEPSON'S HOSPITAL.
In 1672, *Zacharias Jepson*,
2 P

by will, gave his house, in Skelgate, to feoffees, for an hospital for 20 orphan boys, or poor freemen's sons, born in Ripon, to be admitted at seven years of age, or upwards, and to continue until they should be fifteen years and a half; to be elected by the feoffees, or four of them, the Tuesday next after Lady-day in Lent, and Michaelmas-day. To the trustees, he allowed 20s. either day, for a treat; and gave his two great silver cans, and his two great silver beer-bowls, to be kept in the hospital, to be used on the election-days. Provided the master of the free-school of Ripon judged any two boys, who had been above four years in the hospital, to be fit to be sent to Cambridge, they were to continue in the hospital till they were sixteen years and a half old, and to have £20 the year, for seven years, to maintain them at that university. The usher of the free-school, being a bachelor of arts, and elected by the feoffees, to be master of the hospital; and he was to have £5 the year for each boy, for clothing him with blue coat, &c. and for his diet and lodging. He was to have £10 more, yearly, for teaching the boys to write, and furnishing them with books and stationery. The testator also gave £3 a-year to a poor freeman's widow, and two yards and a half of blue cloth to make her a large waistcoat, faced with yellow, for washing the boys' linen, mending their clothes, and keeping their rooms clean. For the payment of these annuities, Mr. Jepson gave £3000, to be invested in land; and, if any surplus arose from this investment, it was to be applied to placing out the boys apprentice

to some trade in Ripon. The mayor of Ripon, for the time being; George Aislabie, of Studley-hall, Esq. and the heirs male of his body; the dean, or sub-dean, as either of them might be resident at Ripon at the election-days; the two senior aldermen, the master of the free-school, the senior four-and-twentieth man, and the constable of Low Skelgate, were appointed the trustees.

This hospital is not so well endowed as was intended by the founder; by reason of which, the number of boys was reduced to twelve, and only one scholar required to be sent to the university. With the remainder of the personal estate of the testator, fee-farm rents were purchased to the amount of £90:5:4. To these were subsequently added, by the trustees, several parcels of land about Ripon, worth about £35 a-year, and which the master now occupies, at the rent of £12. There is, also, belonging to the hospital, a yearly rent of 10s. 5d. payable by the mayor of Ripon; the sum of £300, in the hands of Mrs. Lawrence, of Studley-park, bearing interest at £5 per cent.; a legacy of £100, Navy Five per Cents. and a moiety of 2a. 16p. of land, left by Alderman Terry, in the year 1790. The total income from the several sources amounts to £177:12:3½. Of this sum, £120 is paid to the master, for boarding and clothing ten boys, of which number the institution, at present, consists.

The hospital-premises are in good repair, and consist of a school-room, and dormitory over it, for twelve or fourteen boys; the master's house; a small gar-

den and croft, of about half an acre; all in the occupation of the master, rent free, but subject to taxes, rates, and tithes. The boys are nominated from among the sons of poor persons in Ripon, without particular regard to their being freemen's sons, as but few of that class, among the poor inhabitants of Ripon, are now to be found, in consequence of the expense of taking out freedoms. They are admitted at seven years of age, and are boarded, clothed, and instructed, free of expense to their parents. They receive blue coats and caps, and are taught reading, writing, the church catechism, and the principles of the Christian religion; and attend church on Sunday, and on two other days in the week, accompanied by the master. On leaving the school, at fifteen years of age, they are apprenticed in the neighbourhood, if desirous of being bound out, and masters can be procured for them, which is now become difficult, owing to the reduced premium. More than fifty years have elapsed since any boy was sent from this foundation to the university of Cambridge; nor has the usher of the free grammar-school in Ripon, of late, been a candidate for the mastership of this hospital, when vacant. The present master is one of the vicars choral of the collegiate church of Ripon, and was appointed master, and also receiver of the hospital-rents, in 1811. Some complaints were made against the present master, by the trustees; but, as they have power to remove him, if necessary, they possess the means for redressing any grievance which may exist.

MAISON DIEU.

This hospital, sometimes called also St. Anne's, is an ancient asylum for eight poor women, supposed to have been founded by one of the family of the *Nevills*. It has been long under the management of the Corporation, as trustees; but the Commissioners could not discover evidence of any endowment antecedent to that of *William Gibson*, in 1680, who devised a piece of copyhold land, in Bell Furs, upon trust, for the use of the widows in the hospital. *Isabella Lakin*, in 1757, conveyed, to the same uses, five acres, also situated in Bell Furs. And the honourable *William Aislaby*, in consideration of £50, money belonging to the hospital, surrendered another piece of land, at the same place, to the use of the charity. These three pieces of land 8a.28p. with the exception of a rood let to the Commissioners of the Ure Navigation, are on lease to the Rev. William Plues, at a rent of £35 : 16s. which is the full value. The hospital is also entitled to a moiety of Borrishclose, and the interest of £100, Navy Five per Cents, left by Alderman *Terry*, in the year 1700. The income of the charity, from these several sources, amounts to £48 : 19 : 6½; besides which the almswomen annually divide among them 40s. arising from rent charges, concerning the origin of which no information could be obtained.

The hospital contains eight separate apartments, with a small garden adjoining. There was formerly a chapel, but this has long been in ruins, and the outer walls of it only are now left. The almswomen are selected, by the

Mayor and Corporation, usually from among poor widows of the town of Ripon; and are all proper objects of the charity

BAYNE'S CHARITY.

Roger Bayne, in 1719, gave 40s. a-year, for ever, out of the Burgage-close, at Westgate-end, called Hare-park, to be paid to the dean or residentiary of the collegiate church of Ripon, one half thereof to go to the said dean or residentiary, for a sermon to be preached in the collegiate church by him, or such minister as he should appoint, upon the first Sunday in the year, in the afternoon; 12s. to go for the providing of one dozen of penny loaves of bread, to be distributed monthly, near the place of his interment, to twelve of the poorest old men or women of the town, upon the day of the sermon, immediately after divine service in the morning; and the remaining 8s. to be disposed towards providing candles in the church, during the time of the sermon, and to such person as the dean or residentiary should appoint to take care of providing and distributing the bread. The annual sum of 40s. is paid by Mr. Reynard, proprietor of the Burgage-close, mentioned in the will, to the dean of Ripon, and is applied to the purposes, and in the proportions directed by the will.

ALDERMAN TERRY'S CHARITY.

Mr. *John Terry*, alderman of Ripon, in 1790, directed his executors, after the decease of a person named in the will, to pay to the mayor, two senior aldermen, and senior common-council-man of the borough, £200, to be placed out at interest, and the interest

to be yearly divided amongst eight poor men and eight poor women, resident within the town; whose nomination he left to the trustees. The legacy of £200, was paid in 1814, on the decease of the person named in the will, and was laid out, together with another sum of £200, given by the will for other charitable purposes, in the purchase of £400 Navy Five per Cent. Annuities, in the names of Messrs. Terry and Harrison, bankers in Ripon, who executed a deed declaring the trusts of the stock, and by whom the dividends are applied, as directed by the donor.

DR. RICHARDSON'S PREMIUMS.

The last charity reported by the Commissioners in this borough is that of *William Richardson*, M.D. who, in 1782, bequeathed £300, advanced by him on the credit of Ripon Navigation, unto the mayor and aldermen, upon trust, that the profits should be applied towards the following premiums; one of £5 : 5. for the best piece of woollen or linen goods, which the mayor and aldermen should judge most proper to be encouraged, manufactured in the town, or within three statute miles thereof; one of £3 : 3 for the second best piece manufactured within the said district, to be determined, at the mayor's summer feast, by the mayor and aldermen then present; and he directed, that in case the profits arising from the £300 should exceed £8 : 8s. the mayor should distribute the surplus among such poor housekeepers, in Ripon, as should have no relief from the town. On the back of the Doctor's will are the following words in his hand-writing; " Dr. Rich-

on having been at a considerable expense in making the on Burrage-green and -bank commodious for the c, he recommends them, his decease, to the care and ction of the Corporation." dividends on the £300 are iable amount; in 1818, they

were as high as £28 : 10s. Out of them are paid eight guineas for premiums ; 5s. for distributing bills offering the premiums ; £2 for taking care of the wells about Ripon, and the surplus forms a fund to buy coal for distribution to the poor at Christmas.

PARISH OF RIPLEY.

THE FREE-SCHOOL.

school appears, from an inscription on a stone, over the door of school-house, to have been and endowed by *Catharine Mary Ingilby*, in 1702; the r of whom died in 1701, after in 1743. Since the of Mary Ingilby, her descendants have acted in successive sole trustees of the school. *J. Ingilby*, who succeeded inheritance, in 1815, proposed to the Commissioners all writings in his possession relative to the charity. From it does not appear in what or Catharine Ingilby contributed to the endowment of the l; but it seems that the es destined or applied to maintenance arise from an at Sproatley, in the East g of Yorkshire, in which Ingilby was interested, and gal estate of which is now l in Sir W. Ingilby; but as ed of endowment can be , and some doubt is suggested whether the estate is held by . Ingilby, in trust, for the l, it is necessary to state ture of the several writings ced, so far as they are ma- and tend to shew in what

character Sir William Ingilby is possessed of the estate.

The most ancient document, of any importance, is a parchment writing, entitled, "Rules and Regulations, made by Mary Ingilby, of Great Ealing, in the county of Middlesex, spinster, concerning the government of the free-school erected by her at Ripley, in the county of York, and the schoolmaster thereof, and of the lands and revenues settled for maintaining the same." This writing bears the date of March, 1710, but the day of the month is not inserted in the space left for it; and the instrument is not signed or sealed, though prepared with the intention of being so executed. It contains no other reference to any lands or revenues for the support of the school than such as occurs in the title; but, by the regulations, it is provided that the master of the school should be a member of the Church of England, and a layman, able to instruct youth in reading English, writing, and the common rules of arithmetic; that he should not follow any other employment whilst master of the school, and should be at liberty

year to year; at the rent of £26, which is the full annual value. Half of the rent is distributed in money, about Lady Day, to the poor of the township, in small sums, from 2s. to 8s. at the discretion of the overseer; and the other half is laid out in coals, which are given away, at Christmas, to poor persons belonging also to the township.

JOHN NURSHAW'S GIFT.

This is a rent-charge of £3 a-year, issuing out of land lying between Harrowgate and Panel, the property of William Proctor. There are no documents or writings relating to this gift, besides the entry in the table of benefactions, which describes it as a yearly sum of £3 given by *John Nurshaw*. It is received by the overseer, and is distributed by him, in sums varying from 1s. to 4s. amongst the poor persons in the township, at his discretion.

The table of benefactions mentions also a gift of £30 from *Ralph Sandby* under the head of charities belonging to the township of Ripley; but this benefaction appears to be lost, and no information could be obtained respecting it.

ADMIRAL LONG'S SCHOOL.

In 1760, Admiral *Robert Long* erected a school and school-house at Burnt Yates, and, for the endowment thereof, conveyed certain freehold and copyhold premises to six trustees, empowering them to choose a schoolmaster, with such a salary as they should think proper; and in case the rents of the estates were more than sufficient for the stipend of the master, the trustees were to apply the surplus, either for the

support of a school-mistress or otherwise, for the benefit of the charity. The founder directed that the boys in the school should not, whilst there was one master only, be above thirty in number; to be chosen by the trustees, out of the townships of Clint and Winsley, children named Long always to be preferred; if at any time there should not be a sufficient number of boys in the said townships, then the trustees might appoint other boys of the neighbouring townships; that the boys should be taught to read, write, and cast accounts, and the girls (if any such should be admitted, and whose number was not to exceed thirty) to sew, spin, knit, read, and write; that no child should be admitted under four years, or permitted to continue in the school after the age of twelve years, unless the number of thirty, of the ages above specified, could not be made up; that all the children should be instructed in the Protestant principles of the Christian religion, according to the usage of the church of England, and should every Sunday, in the forenoon and afternoon, attend to hear divine service at Ripley-church and Hartwith-chapel, or one of them, as the trustees should appoint. No child entitled to any freehold or copyhold land, of the yearly value of £10, nor the child of any person renting land of the yearly value of £30, to be eligible to the school; unless upon the payment of such sums as the trustees should deem reasonable. The trustees to meet twice a-year, at the schoolhouse; between these meetings the rector of Ripley might visit the school, and make such regulations as he deemed requisite, to be confirmed, or not,

at the meetings of the trustees. The trust-estates not to be leased for a longer term than twenty-one years. When the trustees were reduced to four, others were to be elected, members of the church of England, and among whom were to be the rector of Ripley; the curate or minister of Hart-with-cum-Winsley; the owner of Spring-house; the owner of Winsley-hall; and the heir-at-law of John Williamson, Esq.

The present trustees are the

1. The school premises, and a field given by Mr. *Lawrence*, of Studley, for the use of the school.

2. The farm and lands, called Flask-farm, of which sixteen acres are woodland, and in the possession of the trustees, and the remainder, being 120a. 2r. 28p. is the occupation of Samuel Myers, as yearly tenant, at the rent of £90, which is considered less than the yearly value.

3. A messuage, three cottages, and seven closes of land, containing, by estimation, twelve acres, situate at Hunslet, near Leeds, supposed to be worth about £45 per annum.

4. A copyhold field of 3a. 2r. 19p. on Whitley-moor, worth about £4 per annum, but let to a poor widow at £2 : 9.

5. An estate at Winsley, consisting of a messuage, called Winsley-hall, and closes, containing 105a. 3r. 28p. in the occupation of Richard Swale, at the rent of £77 : 11.

Part of the above property has been acquired by purchase, from funds accruing from the sale of timber, or from the donations of individuals, subsequent to the original endowment of Admiral Long. In 1755, *William Coates*, of Ripley, left £150 to the school; *Mark Smithson*, of Aldborough, in 1791, £100; *William Smithson*, of Borough-bridge, in 1798, £100. *William Mountain*, in 1778, left his library of books to the school; and, also, after certain contingencies, the sum of £50 and £140, charged on Grassington and Weatherly turnpike-roads. The rents at present received from the school estates amount, altogether, to £200 a-year, subject to no other deduction than 10s. a-year, which is a rent-charge on the estate near Leeds, payable to the curate of Hunslet. There is a consider-

able quantity of timber on the estates, but no valuation has been made of it. No timber has been cut for sale since 1803. At the time of this Inquiry, there were twenty-two boys and the same number of girls taught as free scholars, which is the average number. The boys and girls are instructed in reading, writing, and accounts, and the girls are also taught by the master's wife, who is the schoolmistress, to knit and sew; none have applied to be taught to spin. The children are also taught the church catechism; such as reside near Hart-with attend the chapel there, and those living near Ripley go with the master to Ripley-church, where there is a pew for the use of the school. Children are now admitted entitled to land of £20 a-year value, or whose parents rent land at not more than £80.

Some further relaxation of this rule appears desirable; and as the number of boys on the foundation is less than thirty, those of other townships ought to be admitted. The master receives pay-scholars, of whom there are now twenty. The only charges to the free-scholars, are 1s. entrance-money, and 1s. 6d. a-year for firing. There are many poor persons of the Catholic persuasion in the neighbourhood, and some of their children had been sent to the school before 1811; but in that year a regulation was made excluding children brought up in the Catholic persuasion, on the ground of their admission being contrary to the deed of endowment.

The school premises and land occupied by the master are estimated at £20 or £25 a-year. He receives an annual salary, for the services of himself and his wife in the school, of £70, and two guineas a-year as librarian, for taking care of the books left by Mr. Mountaine. An allowance is made by the trustees of £50 a-year to a former school-master, who is upwards of eighty years

old, and infirm. They also expend, in payment of taxes on the school premises and other small charges, about £6 a-year.

From this statement it appears that the revenues of the school are much more than adequate to all the purposes to which they are at present applied, although the estates are let at very moderate rents, and income might be received, which has not been demanded. The surplus income will be still further augmented, when the allowance to the former master comes to a close. It seems, hitherto, to have been the policy of the trustees to expend the surplus revenue in purchases and improvements, but no plan has been taken into consideration by them for its future application. The Commissioners, therefore, think that some scheme for extending the objects of the charity should be adopted, under the sanction of a court of equity, but that it would be most for the interests of the charity, and the convenience of the trustees, that the necessary proceedings for that purpose should originate with themselves.

PARISH OF TADCASTER.

THE SCHOOL AND HOSPITAL.

By letters patent, of Philip and Mary, in 1558, authority was given to Owen Ogelthorpe, D.D. then Bishop of Carlisle, to establish, in Tadcaster, a grammar-school, together with an hospital or almshouse, to consist of two guardians, a teacher, and certain poor and infirm persons; and that the founder, his heirs, or assigns, might ordain rules for the regulation of the same; and that the two

guardians, teacher, and poor persons, and their successors, should be a body corporate, capable of receiving lands, and have a common seal. Prior to his death, Dr. Ogelthorpe purchased, for £120 : 6, the manor of Cobcroft, in Yorkshire, formerly part of the possessions of the monastery of Pontefract, and by his will charged his executors to build a house in Tadcaster, with twelve

s, for twelve poor people, with a common hall, to , and a common kitchen, to purchase lands and rents to the clear yearly of £40, to the use of the master and the twelve people, according to the of the grant of incorporation.

After the purchase of had been made, the executors to assure unto the master lands and tene- of the yearly value of marks, whereof the manor of Cobcroft to be parcel, and marks, the residue of £40, in to the use of the twelve people, to each 12*d.* in week during their lives. If the rents and profits of the lands purchased were inadequate payment of the sums men-

the schoolmaster and people were to abate proportionally; or the number of people might be reduced, as best to the trustees. To up the rental of £40, Dr. Orpe left £600, which he , with Cobcroft manor and y of the rent of Smithall, Yorkshire, adequate to the n. The residue of his y the testator left to his ors to the amount of £5 and the remainder to the nance of the school and l.

conveyance was made by executors of the Cobcroft to the guardians, school- and almspeople; and two executors, in satisfaction goods entrusted to them by under, granted two rents of £5 : 4 each for the nance of four additional the hospital. A further on was intended to be or two more almspeople, in

lieu of the rents of Smithall; but all the writings relative to the conveyance of Cobcroft, and the rent-charges are now lost, and no information can be obtained respecting them, except from the statutes and ordinances.

No rules or statutes were made by the founder; those which now exist were framed by Robert Ogelthorpe, one of the executors, and which, among other things ordain, that the Lord President of the Council in the north parts, and the Archbishop of York and, during the time of vacancy of either of their offices, the dean of the cathedral church of York should be guardians of the school and hospital, and that, during a vacancy of the offices of both the lord-president and archbishop, the parson, vicar, or curate of the parish church of Tadcaster should officiate as guardian, with the dean of York; so that, in effect, since the separate office of lord-president of the council in the north has been discontinued, the archbishop and dean of York have been the standing guardians. The statutes also direct that the several deeds and accounts, relating to the institution, should be kept in a chest in the dining-hall of the hospital: that the schoolmaster should have the *yearly rent of twenty marks*; that the guardians should have the power of nominating the schoolmasters, and removing them for misconduct; that the schoolmaster should have a degree in the university, that of A. B. at the least, and not have cure of souls, unless as vicar of Tadcaster; and that he should be skilful in grammar, and teach freely the children of the parish of Tadcaster, or any other of the counties

coming to him, without exacting any thing for their instruction above their voluntary benevolence, and that he should instruct them in such authors and books as should be thought meet by the Archbishop of York; that the almspeople should each receive 12d. weekly, that the right of appointing or removing them should be in the guardians, and Robert and William Ogelthorpe, and their heirs or assigns; that, in default of appointing the almspeople for forty days, the churchwardens of Tadcaster might appoint; and, lastly, that a copy of these rules, on parchment, should be hung up in the parish church of Tadcaster, and read, yearly, in the hospital, on the 1st of September. An option was left to the trustees to appoint two almspeople from Rawden, in Yorkshire, and two more from the inhabitants of Tadcaster, Newton, or Bramham.

The chest for writings has long ceased to exist, the last notice of it being found in a memorandum, in the custody of the Archbishop, under date of 1762, which states it to be then in the school, but unlocked, and no evidences therein. The present members of the corporation are the two guardians, the schoolmaster, and four beadsmen, or almspeople. The premises for the habitation of the schoolmaster and beadsmen consist of the master's house, with a school-room, small barn or outhouse, and two gardens adjoining, in the occupation of the master, and four almshouses, near the school-house, situate within the church-yard at Tadcaster; and the property belonging to the corporation of the school and hospital consists of the manor of

Cobcroft, and the two rent-charges of £5 : 4 each, one of them paid out of the manor of Rawden, near Leeds, the other is paid by the Earl of Cardigan, in respect to the manor of Kirkstall. The farm at Cobcroft, consisting of a house, with gardens and orchards, and several closes, comprising about 154a. is held by John and Joseph Ingle, as tenants, from year to year, to the archbishop and dean of York, as guardians of the school and hospital, at the yearly rent of £145. This rent is received by the schoolmaster, and it constitutes, together with the use of the school premises, at Tadcaster, in his occupation, the emoluments of his office, being the same as have always been enjoyed by his predecessors, as far as can be ascertained.

The school has been always conducted, conformably to the founder's intention, as a grammar-school, for the instruction of boys from Tadcaster and the neighbourhood, in the Latin and Greek languages; but since 1791, when the present master took on him the care of the school, there does not appear to have been more than *ONE boy from the neighbourhood sent as a free scholar*, and the usual number of those from the town resorting to the school for instruction in Latin has generally been from *three to six*: the small number of free scholars is to be ascribed to the want of applications consequent upon a small population, and in-difference to the advantage of instruction in the learned languages, the master being ready to instruct, and making no charge to the scholars entitled to be taught free. The master teaches English, writing, and arithmetic,

is sent for that instruction at the rate of 16s. a quarter, he has constantly given voluntary instruction to several poor men gratuitously. Three of the almshouses are occupied, each of them by one of the beadsmen, the other almshouse for a man from Rawden, who is required to reside, is occupied free, by a poor woman lodged therein by the schoolmaster. The three almspeople who reside are chosen by the beadsmen, from inhabitants of the parishes of Tadcaster, Newton, or Bramham. but as the only emolument which the beadsmen have from the hospital consist of the stipend of 1s. a week, and the rent of the houses, there is some difficulty in filling up vacancies when they occur.

The extent of this charitable institution, and of the provision for its support, has fallen short considerably of the founder's intention, as is apparent in his will; but whether the failure resulted from necessary causes, or from the misconduct of those on whom his property devolved after his death, could now, probably, be impossible to ascertain, and of little or no use to investigate. The statement may, perhaps, be considered to supply some grounds for supposing that the hospital buildings were formerly more extensive than at present, but no traces of any dining-hall or other buildings not now remaining, and no satisfactory evidence appears of any alteration being made in the school and hospital premises, or the mode in which they have been enjoyed by the respective members of the institution—the schoolmasters, as far as appears, having uniformly been in the exclusive possession

of all the premises, except the almshouses. A small addition, however, was made to the premises in 1767, of a piece of ground adjoining the churchyard, which was purchased with savings from fines, on renewing leases of the school lands and tenements, and conveyed to the guardians for the use of the schoolmaster and his successors, and a new schoolroom and stable were erected nearly sixty years ago, probably on the ground so purchased; and in consequence of the inhabitants of Tadcaster carrying materials for building this schoolroom, it is understood that the then master agreed to instruct six poor children in the school gratuitously in reading and writing; and it appears to have been in compliance with the practice so commenced that his successor, the present schoolmaster, has always continued to instruct some poor children gratis.

It seems to have been invariably the usage for the schoolmaster to receive the rents of the Cobcroft estate, and the poor people to receive no more than the stipend of 1s. a week to each, supplied by the rent-charges; and it has resulted from this distribution of the income of the charity, and from the advance in the rent of the estate, and the circumstance of other lands not being purchased, as directed by the founder's will, that his intention thereby declared, that the stipends of the schoolmaster and almsmen should bear the proportion to each other referred to in the will, has completely failed of effect. It appears from the statutes and other papers that the estate was conveyed to, and that the leases of it were at first

granted by the *guardians, schoolmaster, and almspeople, as a corporation*, though the leases were subsequently granted in the names of the guardians and schoolmasters, and ultimately by the guardians alone; and it has been suggested that, for this reason, as well as on account of the founder's intention, as expressed in his will, the schoolmaster is not entitled to receive the rents of the Cobcroft estate to the *exclusion of the almsmen*. It appears, however, to the Commissioners, that, in considering the *founder's intention*, and the rights of the schoolmaster and the poor people respectively to share in the revenues of the charity, it would be improper not to remark that Dr. Ogelthorpe, in his will, speaks of the manor of Cobcroft as having been given by him to the schoolmaster, and as *parcel of the lands*, of the yearly value of twenty marks to be assigned to him; that Robert Ogelthorpe, in exercising the authority given by the will, to apportion, in the event of a deficiency of property, the lands and rents of the charity to the schoolmaster and poor people, assigns, by his rules and statutes, the annuities or rent-

charges only for the almspeople which do now in effect produce the stipends of 1s. a week, mentioned in the will; and that although Robert Ogelthorpe, by his rules, ordains that the schoolmaster should have the yearly rent of twenty marks, to be issuing forth of the yearly rents reserved, or to be reserved, of the Cobcroft estate, and which yearly sum of twenty marks, it appears from other evidence, was, at the time the rules were made, the whole rent of the estate, yet he gives no direction as to the disposition of the surplus of any increased rent, which might in future times be received. Still, however, as the founder intended that in case the income of the premises had originally amounted to £40 per annum, the hospital should have two-thirds of that income, and the school only one-third, it may be a question whether the schoolmaster is entitled to the *whole benefit of the augmentation of the income*, while the hospital is to be for ever confined to the proportion allotted to it, when the income fell short of £40; and that is a question which can only be decided by a court of equity.

OBSERVATIONS.

If the rights of the parties interested in this foundation are to be determined from the *intention of the founder*, as set forth in his will, we think the argument may be brought into a very small compass. The objects of Dr. Ogelthorpe were to provide for the maintenance of a free-school, and a domicile and maintenance for twelve poor people, and, according to his estimate at the time, he left sufficient means in estates and money for the accomplishment of these purposes. He provided, however, in case there was a deficiency, that all the parties interested in the grant should abate proportionally; but it seems the only members of the body corporate who have suffered are the almspeople, and that the only person who now derives any benefit, worth mentioning, out of the remains of the original endowment, is the master of the grammar-school, who enjoys convenient premises rent-free, and receives £145 per annum for teaching, upon an average, *four scholars and a half*. The only reason that can be urged in favour of this unequal division is the circumstance that the Cobcroft estate was specially assigned to the master, as part of his security, for his one-third share of the whole produce of the endowment; but the value of Cobcroft manor did not

not to more than one-seventh of the whole property bequeathed in and as the intention of the testator was to make a settlement in the portions of two-thirds and one-third for the support of the beadsmen and teacher respectively, it seems fair that the two branches of the charity should still be maintained, in this relative proportion, as far as remaining funds will permit; and that the master can have no claim whatever to almost the entire appropriation of the wreck of the endowment to the exclusion of the other objects of the institution. Both the will of the founder and the statutes of the trustees fixed the stipend of the master at twenty marks yearly, and he can have no stronger claim for an augmentation above this sum than the beadsmen for an increase in their primitive allowance of 12*d.* weekly. Besides, as the testator himself clearly expresses his intention that all the corporators should abate proportionally, in case of deficiency, it was obviously his meaning they should all participate proportionally, in case of an augmentation. This appears the only equitable distribution of what remains of the revenues of this foundation. The loss of the deeds relative to the management of the trust, and, latterly, the omission of the names of the beadsmen in the leases, seem to indicate a desire to destroy all evidence of the rights and interests of this branch of the Corporation. The trust seems altogether to have been very indifferently executed, and the original institution has now degenerated into a mere piece of private patronage in the gift of the Archbishop of York, who may be properly termed proprietor than guardian of the foundation.

DAWSON'S CHARITY.

Marietta Dawson, of Gerthorpe, in the parish of St. Andrew, in the county of Middlesex, by her will, dated 30th July, 1837, left to trustees, of whom the vicar of Tadcaster was also to be one, and the number not to be less than four, £87 Three per Cent. Reduced Annuities, and £800 in ready money, also to be invested in the stock, upon trust, to pay ten poor women of credit, and their families the yearly sum of £10 a-piece, and unto ten other women, of the like description, an annual sum of £10 a-piece, to be paid by half-yearly payments, on Lady-day and Michaelmas-day; to apply the annual sum of £10 in purchasing green baize for clothing for the women; £5 yearly, for providing them with medicines and medical assistance; and £12, yearly, for coal and fuel; the trustees to meet yearly, and have an allowance of £5 each meeting, for a clerk, and the vicar have £10 yearly for a sermon on each

feast-day. No woman to be appointed under thirty years of age, and single women or widows, unless related to the testatrix, to be preferred, the last always to be eligible to the annuity of £15 on application for the same; two of the women receiving £15 to be capable of instructing twenty girls, not under six nor above twelve years of age, and two more receiving annuities of £10, to be capable of teaching twenty children, boys, while in petticoats, and girls under eight years. The residue of the dividends, after making provisions for these objects, was to be applied in forwarding, in any manner the trustees might approve, the education of the forty poor children.

The present trustees of this charity are the Rev. William Rhodes, vicar of Tadcaster; the Rev. Archdeacon Markham, rector of Bolton Percy; Sir W. Milner, bart.; Frederick Galsworthy, John Clough, and John Claridge, Esquires; in whose names, or some of them, all

stock at present stands. The dividends, amounting to £376:7:2 a-year, are applied as directed by the testatrix, with this difference, that an allowance is made to the poor women for house-rent, and the sum of £19:14 is paid to the four women chosen to instruct the children. These payments are pursuant to a decree in Chancery.

The women must be resident in Tadcaster; the trustees nominate to vacancies by rotation, and their rule is to fill up the places of pensioners on the higher, or £15 a-year list, from those who have been longest appointed to the benefit of the smaller stipend of £10 a-year. The children are appointed generally by the vicar, to whom the nomination is left by the other trustees, and the number is duly kept up. They are instructed free of any expense to their parents, except for books; but the trustees have it in contemplation to provide for this expense, in

part at least, out of the surplus income which the will directs should be applied in purchasing instruction, and other things necessary and useful for the education of the children. They also propose to erect a building, containing a school-room, apartments for the mistresses, and a room for their own meetings; to which mode of applying the surplus income the Commissioners think there can be no ground of objection.

TOWNSHIP OF STUTTON.

The only remaining charity reported in this parish is a benefaction of £4 left by *Jane Stainburn*, in 1752, upon trust, to *Robert Shillitoe*, for the benefit of a poor widow of this township, the interest to be disbursed by the overseer. The money is now in the hands of the son of the trustee, and four years interest have accumulated, which he is ready to pay on demand according to the directions of the donor.

PARISH OF SELBY.

ESTATE OF THE PROFFERS FOR PIOUS USES.

From an inquiry under a commission of charitable uses, in 1664, it appears that several estates were, at different periods, given by individuals for the relief of the poor, and the repair of the church and highways of Selby. In 1674, *Roger Beckwith* conveyed certain lands, called Little Moors, the rents to be bestowed upon the repair of the highways, and the parish church and steeple. *William Lonsdale*, in 1578, conveyed lands and tenements to the use of the poor, the repair of the church and highways. *John Hogg*, in 1616, conveyed lands

and tenements, the rents to be applied for the use of the poor, the repair of the church and highways, one-third for each purpose. *Agnes Hogg*, in 1610, conveyed messuages for the use of the poor. *Robert Walker*, in 1641, devised land, in Drax, for the same purpose. *Charles Bowman* and *Richard Bowman*, in 1603, conveyed a messuage to the use of the poor, and for the repair of the church and steeple. *Robert Anbie* devised land for maintaining a chime of bells, repairing the church windows, and as to one rood of land, for pro-

g butts for archery. It was found that several sums of money, amounting to £49, were from different individuals, as of the poor's stock, for the use of Selby, or otherwise payable for their benefit.

By a decree of the Commissioners, fifteen persons were appointed feoffees of the money and lands mentioned, upon trust, to apply them to the uses intended by the respective donors, and

A workhouse, erected on part of the land mentioned in the inquisition, the small tenements, in Selby, let to the overseers of the poor, at the rent of £46.

Ten cottages, now in the course of being erected, standing on the site of old tenements which fell down, and the gardens adjacent.

A house in Micklegate, Selby, and sundry closes in the parish of Selby, containing, 59a. 2r. 15p. being in part land mentioned in the inquisition, partly land taken in exchange at the time of the enclosure of the parish, in 1798. The house and lands are held in separate parcels by the following yearly tenants, viz.: William Burton, William Sykes, Richard Thomas Nappey, Samuel Coats, Tommy Hawdon, S. Chatterton, and John Wheater, at rents amounting, altogether, to £116:14. The rents exceed the present value of the premises.

A close in the parish of Drax, containing 4a. 23p. let to Peter Joy, yearly tenant, at £5 per annum, being the fair value.

The total annual income at present is £167:14. The feoffees are not possessed of any real or personal property.

Mary Ward, in 1785, bequeathed to the minister of Selby the feoffees, £200 on trust, to apply the interest towards educating eight poor girls in reading, English, writing, accounts, understanding the catechism, £100 to the members of the Friendly Society of the Blue Boys in Selby. In 1802, *John Foster* gave to the feoffees forty-five guineas, the interest to be applied for the education of three boys. The interest of these sums is raised out of the annual revenues of the charity estate, and applied as directed. £5 is also annually paid out of the income for continuing the ringing of bells in the church,

T X.

with power to choose their successors. The churchwardens and overseers of the parish are to assist in the disposal of the income of the charity estate. The feoffees have been kept up, by election, to the present time, but not to the number of fifteen; at present there are eight or nine. The feoffment estate, in its present condition, consists of the following particulars:—

and £10:10 per annum to a schoolmaster, for teaching ten boys reading, writing, and accounts. The remainder of the revenue is for occasional repairs of the church and of the highways, and for the relief of poor persons, not in any specified sum or proportion, but as the feoffees, in their discretion, determine at their meetings, which they hold as occasion requires. The whole income is disposed of in these purposes in the course of the year, and no instance appears in the accounts of any sum of money having been applied for the private benefit, entertainment, or remuneration of the feoffees. It does not appear that the churchwardens or overseers of the poor have ever taken any part in the direction or disposition of the charity. The feoffees in the ad-

ministration have followed the same course as has been pursued by their predecessors.

RAYNER'S CHARITY.

Joshua Rayner, in 1710, bequeathed £100 to be invested in land, and the profits applied in teaching six poor boys, of Selby, to write and read English, and understand the church catechism. The property now belonging to this charity consists of an estate in the parish, comprising 9 a. 38 p. It is let to *Joseph Sykes*, as tenant from year to year, at the annual rent of £18, which exceeds the yearly value, and a reduction will probably be made. The trustees are *Mr. C. Weddall* and *Mr. Andus*, both of Selby. The rent is expended in the instruction of eleven boys at the Blue Coat School in the town, and in the purchase for each of a suit of clothes once in two years.

EDMONDS'S CHARITY.

John Edmonds, in 1767, left £20 in trust, for the interest to be paid to the churchwardens, for them to buy bread to distribute, on St. John's Day, to the poor of the parish. This legacy is in the hands of *Mr. William Richardson*, of Leeds, who remits the interest about St. John's Day, to his nephew, in Selby, by whom it is laid out in bread, which is afterwards distributed in the church, in the presence of the churchwardens and overseers, among poor people who attend to receive it.

HUDSON'S CHARITY.

This was a conveyance, in 1817, by *Robert Hudson*, of the New Crosshill-closes, comprising about eight acres, on trust, to apply the rents in providing

medicine and medical assistance for the poor of the parish, in such manner as the trustees should think best. *Thomas Weddell* and *Charles Procter* are two of the surviving trustees of this grant. The estate is let to *Mr. Addinell* and *Mr. Pottage*, as yearly tenants, at rents amounting, together, to £24, which is stated to be considerably higher than the present value. The rents are applied in affording medical assistance to poor women in childbed, and other poor persons, inhabitants of Selby, by means of tickets issued by the trustees, which entitle the bearers to medical relief, to the extent of half-a-guinea each, from an apothecary resident in the town.

THE BLUE COAT CHARITY, OR AMICABLE SOCIETY.

This charity was established by contributions among the inhabitants of Selby, and is supported chiefly by voluntary subscriptions, the object of it being to provide clothing and instruction for twenty blue coat boys, and such other number as the funds will admit of. The only real property belonging to the institution consists of a close in Selby, called the Carr-close, containing four acres, and the moiety of another close, called the Mill-street or Mill-stile-close, comprising also about four acres. These two parcels of land were purchased partly by means of a legacy of £100, given by the will of *John Herbert*, in 1775, and partly with other smaller donations, bequeathed to the society by different individuals, and the legal estate in the premises is vested in certain trustees, on trust, to pay the

rents and profits to the members of the Amicable Society, for the general benefit and purposes of the school. The charity is satisfactorily administered.

CHAMBERLAINE'S CHARITY.

The only remaining charity reported in this parish is that of *Leonard Chamberlaine*, of Kingston-upon-Hull, draper, who, in the year 1716, left extensive estates for the support of various charities in Hull, Selby, Hessle, and other places, and appointed trustees, chosen from the members of the dissenting congregation frequenting the chapel in Bowl-alley-lane, in Hull. The total income from the charity estates so devised, and from dividends of stock, is £460 : 4. The Selby branch of these charities consists of an annuity of £4, payable to a dissenting minister of that town, and of provision for the maintenance of a school and hospital in Millgate-street; the former to consist of twenty of the poorest children in Selby, of whatever denomination; the latter of six poor widows, who are to dwell in a building left for the purpose by the testator. The annuity of £4 is payable out of an estate at Fitling, in Yorkshire, and the provision for the school

and hospital is secured on a farm at Cottingham Southwood, in the same county, which now lets for £90 per annum. Out of this rent a stipend of £12 is paid to the schoolmaster at Selby, and the six poor widows are allowed each 2s. weekly, making, together, £31 : 4 a-year. The scholars are taught reading and writing; the number has seldom exceeded ten, which is imputed, by the trustees, to the smallness of population, and the sufficiency of other means of instruction for the poor. The master is the minister of a dissenting congregation in the town, to whom Mr. Edward Thompson, the acting trustee of Mr. Chamberlaine's charities, leaves the power of appointing the scholars. A petition was presented to the Court of Chancery, in 1813, by some inhabitants of Selby, praying for an increase in the allowances to the minister and poor of the town. This suit was compromised with the trustees on the understanding that some addition should be made to the stipends, which has since taken place. A more detailed account will hereafter be given of the charities of Mr. Chamberlaine and the present circumstances of the trust.

LIBERTY OF BEVERLEY.

CHARITIES UNDER THE CORPORATION.

THE MINSTER ESTATES AND FUNDS.

WITH the exception of only two or three, the numerous and important charities of the liberty and town of Beverley, are under the control or direction of the Corporation: we shall commence,

though not in the order followed by the Commissioners in their inquiries in this place, with the revenues and endowments of the Minster.

From the recitals of an act of

parliament, of the 6th of George III. for augmenting the revenues of the curacies of the late collegiate church of St. John, and for erecting an organ there, it appears that the minster estates and funds consist of the Old and New Minster Fund; the former derived under letters patent of Queen Elizabeth, in 1579, granting to the Corporation certain chantries, lands, and rents, for the maintenance and repair of the fabric of the minster, or late collegiate church of St. John; the latter derived from the will of Sir *Michael Warton*, who, in 1724, gave £4000 for a perpetual fund for the repair of the minster, under the direction of the Archbishop of York, the Dean and Chapter of the cathedral church of York, and the mayor and recorder of Beverley. Sir Michael also gave £1000, to augment the hospital founded by Michael Warton, and £500 to the charity-school; these last gifts to be under the direction of the mayor, aldermen and recorder, Mr. Burton and Mr. Fotherby. With the exception of £250 expended on the hospital, the remainder of Sir Michael's donations was invested in the purchase of the manor of Dalby and other estates, in the county of Lincoln; but the rents derived from this property, together with those under the grant of Queen Elizabeth, being more than adequate to the substantial repair of the minster, it was directed, in the act already mentioned, that the produce of the Dalby estates should be divided into 21 equal parts, of which five parts should be appropriated to the hospital and school, and sixteen parts to the minster; of the sixteen parts, so much was to

be appropriated to repairs as the trustees deemed requisite, and out of the residue £50 was to be yearly given to the curate of the minster, £25 yearly to the assistant curate, £40 to an organist; and, after the expense of erecting an organ was defrayed, the surplus, if any, was to be invested in government or other securities, and the interest applied to the several purposes of the endowment.

In the year 1806 the revenues of the minster estates and funds having again increased much beyond the purposes to which they had been appropriated, another act of parliament was obtained for a further augmentation of the income of the curates, and for appointing *another* assistant curate of the late collegiate church of St. John. Under this act it was directed that the stipend of the minister or curate of the minster should be augmented £50; that an additional assistant curate should be appointed, and that the stipend of the then assistant curate, including surplice fees, and the yearly sum of £184 : 15, should be equally divided between both assistant curates; and that divine service should be performed twice in the minster every day in the year. These additional allowances were to be in aid of the augmentations previously granted, and were to be paid in equal moieties by the respective trustees of the grant of Elizabeth and the bequest of Sir Michael Warton. The Corporation were also empowered to pay out of the revenues of the original minster endowment the yearly sum of £20, in augmentation of the salary of the organist; and the joint trustees of both endowments were

oint a receiver of the rents,
, and revenues of the trust
l.

ving explained the settle-
of the minster revenues,
the two acts of parliament,
remains to describe the
t state of the property.
ld Minster Fund, or that
of the endowments de-
under the charter of
Elizabeth, consists of di-
uses, tenements, and gar-

nts and profits of the property granted by the let-	£	s.	d.
ers patent	968	10	1
erest and dividends of the securities and stock.....	35	17	6

£1004 7 7

ordinary annual expendi-
clusive of repairs, amounts
7 : 4 : 10. The trustees
old and new funds jointly
ine the repairs to be done
Minster, and the money to
ended for that purpose.
1813, the trustees of the
d have contributed two-
and the trustees of the
nd one-third, of the ex-
re upon repairs and im-
ments, and the total amount
expenditure, since 1812
re, has been £5739 : 4 : 9 ;
xtensive and complete re-
ns having been made
that time.

New Minster trust, or that
l from Sir Michael Warton,
sted in the Archbishop of

dens, in the town of Beverley, let
to 100 different tenants, and all
at their full annual value. The
personal property of this division
of the trust is under £2000, and is
directed, by the act of 1806, to
be invested in government secu-
rities, in the name of the ac-
countant-general of the Court of
Chancery. The total annual in-
come, under the direction of the
mayor, aldermen and burgesses,
is as follows:—

York, the dean and chapter of
the cathedral church of York,
the mayor and recorder of
Beverley, consists of the manor
of Dalby and some houses and
dispersed lands, in Lincolnshire,
which are let altogether to John
Bourne, Esq. as yearly tenant,
at £466 per annum. The per-
sonal property of the new fund
is under £2000, and is directed,
by the act, to be invested in go-
vernment securities. Five parts
in twenty-one of the produce of
the Lincolnshire estates are ap-
plied to the use of the charity-
school and hospital, as will be
hereafter noticed. The total an-
nual income from the real estates
under both endowments amounts
to £1434 : 10 : 1.

OBSERVATIONS.

states and funds for the repair of the Minster have become very
and we should imagine, from the great sums annually expended, during
course of years on the fabric of the late collegiate church of St. John,
ow forms a very superb ornament to the town of Beverley. The
revenues, no doubt, far exceed the amount anticipated either by
Elizabeth or Sir Michael Warton ; but it is curious to remark how
ssities of the ministers, and the taste of the Corporation for church
ept pace with the increasing value of the endowments. In 1766,
lus revenue being considerable, it was discovered the salaries of the
were *too small*, and that the erection of an organ would be an im-
ent in the minster service : in 1806, the revenues had again increased
ther surplus accumulated, when new wants were forthwith mani-

Burling, as yearly tenant, at the annual rent of £42, which also exceeds the value. The sum of £10 is paid to the lecturer of Beverley, for which he preaches a sermon every Sunday in the afternoon, in the church of St. Mary; the sum of £10 a-year is paid to the master of the grammar-school; and yearly exhibitions of £6 : 13 : 4 each are given to three scholars at the university of Cambridge, when there are applications for them, from persons of the description mentioned in the will. The exhibitioners are chosen by the Corporation, on the recommendation of the master of the grammar-school; but applications are not numerous, and at present there is only *one* exhibition paid, the holder being Mr. L. Stephenson, of St. John's College. The residue of the £20 provided for exhibitions, with the sum of £20 out of the rents of the estate at Over, is distributed, with other charitable funds, about Christmas, among poor persons being settled inhabitants of the town, and occasionally among poor persons inhabitants of the town, who have not legal settlements there, at the discretion of the mayor, aldermen, and common councilmen, who visit the different wards for the purpose of distributing the fund.

The residue of the rents of the estates given by Dr. Metcalfe is applied to the *common purposes of the Corporation*, it having always been considered by the members of that body, that, subject to the pecuniary payments specified in the will, the estates belonged to the Corporation beneficially under the devise; and though some doubt

may perhaps be entertained as to the correctness of this construction, it does not appear so clear to the Commissioners that a different construction would prevail, as to make it incumbent upon them to recommend the adoption of proceedings for obtaining the determination of the question by a court of equity.

The other exhibitions, given to poor scholars, are the following:

William Coates, in 1681, left, to the Corporation, £100, upon trust, to pay, yearly, unto a poor scholar, born in the parish of St. Mary, and to be sent from the grammar-school of the town to the university of Cambridge, the sum of £6 for his better maintenance there; such scholar to be nominated by the mayor, governors, and burgesses; and for want of such scholar, he ordered the yearly payment to be distributed among the poor people of the town. The legacy was received by the Corporation; and, as interest, they pay £6 a-year, which is given as an exhibition to Mr. L. Stephenson.

In consideration of £350 left by *William Lacie*, D.D. in 1670, the Corporation charged certain closes, at Beverley, called Gyles's Crofts, with the payment of the yearly sum of £16, for the support of two scholars born in the town, and educated at the free-school, at Cambridge, but if no such scholars could be found, then the annuity was to be distributed to the poor of Beverley, yearly, on the last day of November. These exhibitions are paid when there are scholars to receive them; at present, an exhibition of £8 a year is paid to Mr. L. Stephenson,

a remainder of the rent-
is distributed among the

Green, Bishop of Lin-
1778, bequeathed to the
ation £1000, Three per
consols, in trust, out of the
ds, to pay £10, as an ex-
for the benefit of such
the son of a freeman of
ay, as the Corporation
appoint, to be sent from
-school to Bennet's or St.
College, in Cambridge, and
ould have been educated
aid school at least three
immediately preceding
mination; and he directed
case of any vacancy, there
be no such person ready
himself, or who should
ed by the Corporation to
oper candidate, then all
of the £10 which should

accrue, until a person qualified
should be found, or during any
vacancy, should be paid to the
person next offering himself, and
who should be chosen, over and
above the £10 a-year. The re-
sidue of the dividends was to be
applied to the use of the Blue-
Coat School, in Beverley. The
sum of £1000, Consols, is now
standing in the name of the Cor-
poration, and £10 a-year, given
for an exhibition, is paid to Mr.
L. Stephenson, who was a free-
scholar of the grammar-school.
It has always been the case,
when there has been no scholar,
to accumulate the £10 a-year,
and pay the accumulation to the
scholar next appointed to receive
the exhibition, and about £80
was paid, as the amount of the
accumulations in 1810, to the
present exhibitioner.

OBSERVATIONS.

ears, then, Mr. L. Stephenson, of St. John's College, has consolidated
n person, the maintenance intended for four different scholars, and,
r, has received the accumulations, under Bishop Green's exhi-
The most remarkable circumstance, however, in these university
tions, is the appropriation of the revenue arising under Dr. Met-
calfe. The present income from the estates at Gilden Morden and
nounts to £172, out of which £60 is expended in works of charity,
ed by the testator, and the residue of £112 is consumed in the
on purposes of the Corporation." By what process of reasoning the
tion arrived at the conclusion that they were entitled to the surplus
of these estates, for nearly two centuries, we cannot conceive. The
ments allotted to them were the two sums of £7 and £2 : 10, and
year to have been partly intended to enable them better to meet the
inary levies then made on the town, under the government of the
wealth. The two sums mentioned were as much fixed payments
owances to the lecturer, the grammar-school, and for exhibitions.
: purposes, and "*not otherwise*," was the produce of the estates,
limited by the donor. What right, then, can the Corporation
appropriate the entire surplus to themselves, to be expended in their
ate pursuits? The surplus, no doubt, ought to be shared, propor-
among the charitable objects mentioned in the will of Dr. Metcalfe.
ere be no other mode of disbursing the surplus, it might be very
ended in improving the constitution of the grammar-school. It
ere are only *eight free-boys* on this establishment, and each free-
os's the burgesses £2 per annum. There can be little doubt that
ution, like others of a similar description, originally possessed en-
s, but the writings relative to it, having been lost or destroyed,
nues have been consolidated with the other possessions of the
on.

Each widow receives 4s. weekly, and, 1½ chaldron of coals, and a gown yearly. The average annual expenditure on the hospital is £212. About one-sixth part of the residue of the revenues is distributed among poor persons of and residing in Beverley; the remainder is appropriated to apprenticing children, and for the administration of that branch of the charity, public notice is given by the bellman, once a year, that applications for apprenticing will be received by the trustees. The average number of children yearly apprenticed for the last seven years, has been somewhat above twelve, and all for whom application is made are apprenticed, being fourteen years of age, and proper objects of charity. The income exceeds the ordinary annual expenditure by £80 and upwards.

From the will of Charles Warton, it also appears that his uncle, Sir *Ralph Warton*, left £200 to the Corporation, to begin a manufacture of knitting coarse stockings. No account can be given of the receipt or application of this legacy, unless the money received on account of it be the same, as is supposed to be the case, with a fund invested in the purchase of £300, Three per Cent. Consols, now standing in the names of the Corporation, the dividends of which are paid to the overseers of the poor of the respective parishes of St. Mary, St. Martin, and St. Nicholas, in the proportions of 11-20ths, 7-20ths, and 2-20ths. The money received by the overseers on this account is applied with the poor rates in the several parishes. There is not, and never has been, any manufacture of coarse stockings in Beverley; and, as far as

is known, the interest of the stock has always been applied in the same manner as at present.

In the account before given of the endowments of Beverley minster, (p. 596,) mention is made of Sir *Michael Warton*, who, in 1724, left £1000 to augment the hospital, founded by Michael Warton, and which was laid out, with the residue of the donation of that benefactor, in the purchase of estates in Lincolnshire. A new hospital was erected in consequence of this gift, and a proportional part of the rents of the Lincolnshire property is applied to the support of poor widows, of the same description as those in Warton's Hospital. In 1821, the proportion of the rents received amounted to £73, and the expenditure on the hospital on account thereof to £67 : 10 : 4.

FOX'S HOSPITAL.

Thwaites Fox, in 1636, conveyed to six trustees, members of the Corporation, three cottages, with the garths, on the north side of the minster moor-gate in Beverley, and also a rent-charge of £10 issuing out of land and messuages, in Arnold and Conistone, upon trust, for four poor widows to reside in the cottages, the rents of the garth to be expended in repairs, and the rent-charge of £10 to be shared equally among them; the widows to be natives of Beverley, to have been inhabitants there twenty years, and to have received parish relief two years, by weekly allowances.

The present trustees of this charity are Thomas Duesbury, John Lockwood, and William Beverley, Esquires, to whom, and three others, since deceased, a conveyance was made in 1807.

ms-house consists of
ements under one roof,
iece of land of three
hich lets at £8 : 8 a-
The rent-charge of £10
y the tenant in posses-
he estate in Arnold and
ie, and is carried to the
of the charity. The
are also possessed of
money, £284, New Four
t. Annuities, and £199
er Cent. Consols, the
individuals. There are
r widows constantly in
houses, who are selected
trustees from persons
ng the qualifications men-
The allowances to each
almswomen are 10s. a-
and 8d. a-week ; a gown
two years, and a chal-
coals once a year. The
also receive, weekly, 1s.
der the charity of Wil-
ilson.

FERRER'S CHARITY.

aret Ferrers, by will, in
ft £150, to be invested in
the names of persons ap-
by the Corporation ; and
s to be employed in the
t of 5s. each, to twelve poor
inhabitants of Beverley,
distributed on the birth-day
testatrix, in St. Mary's
; 20s. to a minister to
a sermon in the church,
said day ; 40s. for the
g of a boy, a child of au-
nt of the town, to be
by the mayor and alder-
d the residue of the rents
pt for the benefit of such
he should be fit to send
university, and if not
to be chosen in his place,
re the same allowance.
sideration of the £150,
poration, conveyed to
, two closes in Weel, in

the parish of St. John, in Bever-
ley, called Holmes, containing
sixteen acres, with the low
grounds belonging, called Caw-
sey Dayles, and three pasture
gates in the common pasture of
Weel, upon trust, that the rents
and profits be applied to the
charitable uses mentioned, the
Corporation covenanting to pay
all taxes and rates of what-
ever description imposed on the
premises ; and it was further sti-
pulated, that, in case the rents
and profits should be improved
to more than £9 a-year, such im-
provement should be employed
to the charitable uses appointed
by the will of Margaret Ferrers,
and to " none other use, intent,
or purpose."

The present trustees are John
Adams, M.D. Marmaduke Hew-
itt, Thomas Deusbury, John Lock-
wood, William Beverley, and
Samuel Hall, Esquires, to whom
the estate was conveyed in 1816.
The property forms part of a
larger estate at Weel, consisting
of 220 acres, the rest of which
belongs to the Corporation. The
whole estate is let at a yearly
rent of £300. The two closes,
called the Holmes, comprising
sixteen acres, retain their original
boundaries ; but the land called
Cawsey-dales, and the allotment
made on the enclosure of the
common fields of Weel, in lieu
of the three pasture gates, are in-
termixed with and not distinguish-
ed at present by boundaries from
the rest of the estate. Although
the property is absolutely con-
veyed to the uses of the charity,
the Corporation, who have all
along been in possession of the
land, have never paid *more than*
£9 a-year out of the estate at
Weel, for the purposes mention-
ed in the will, treating the convey-
ance as a *grant of a rent-charge*

only, in which the trustees have concurred, but whether that has happened through mistake, or otherwise, does not distinctly appear. In consequence of this Inquiry, the trustees and the Corporation have agreed that, henceforth, the whole yearly rents and profits of the land shall be applied to the purposes of the charity; and, with this view, they have referred it to a gentleman to ascertain the boundaries of the land called Cawsey Dales, and of the allotment awarded in lieu of the pasture gates, and to fix a fair rent for the whole, in order, that, after providing for the several specific payments mentioned in the will, the residue of the rents may be given to the use of the exhibitioner.

Of the £9 paid by the Corpo-

ration, the sum of £3 is distributed among twelve poor widows, selected by the Corporation, in sums of 5s. to each; the distribution being made in St. Mary's church, on the 22d March, the day of the testatrix's baptism. Twenty shillings are paid to the minister of that church for a sermon on the same day; 40s. are appropriated towards the educating a *poor boy* of Beverley at the grammar-school, and the residue accumulates for his maintenance afterwards, at the university, if he proceed thither, or is paid to some other scholar at the university, who has been educated at the grammar-school. The exhibition is tenable for seven years, at either university, and has been held, since 1818, by Mr. L. Stephenson.

OBSERVATIONS.

As the Corporation, in the teeth of their own express covenant, that the improved value of the trust estate should be applied solely to the charitable uses mentioned by the testatrix, have carried the rents and profits into their own exchequer, we think they ought to refund all surplus arrears, above the £9 per annum they have paid. Nor does it appear an equitable appropriation, for the future, that the surplus rents should be given to the use of the exhibitioner, to the exclusion of the widows and other objects of the charity. It will be observed that Mr. L. Stephenson, for whom this additional bonus is intended, is the same young gentleman we have before noticed, as having consolidated in his own person the maintenance of four different scholars. With such extra support and nourishment this "poor boy" cannot fail to become a prodigy of learning, and no doubt, his attainments will, one day, confer great honour on the town of Beverley. We wonder who he can be!

MRS. ROUTH'S HOSPITAL.

Anne Routh, of Beverley, widow, by her will, dated 6th October, 1721, devised her estates in Yorkshire, in the event of certain contingencies long since terminated, upon trust, to the Corporation, to build an hospital, in the parish of St. John or St. Martin, in Beverley, for the abode of as many poor old widows as the rents would maintain at 2s. each, weekly; such widows to belong to the said parishes, frequenting the church,

and to be chosen by the mayor and aldermen, and the minister of St. John's, and each widow to have a purple gown, of woollen, with a silver badge fixed to the same, with the testatrix's name, and day, and year, of her death, engraved on it; and that proper mention should be made of her name, and the name of her former husband, on a stone, to be fixed in the front of the hospital.

In 1749, an hospital was erected on a piece of ground in Keld-

overley, purchased for use, for the accommodation of twelve poor widows; and the annual income of the having considerably in the hospital was entered the reception of eight widows. In 1802, on being presented in the Chancery, by the widows, that the weekly allowance of 2s. each might be entered it was referred to one masters of the court, to of a scheme for the application of the surplus rents of the estate then in hand, the future surplus rents to be paid. In the master's report of 1809, it was stated, that the charity estates then amounted to £691 : 3 : 4, and that £2000, Three per Cent. was standing in the name of the Corporation bequeathed to the charity; upon which scheme was approved, requiring that twelve additional cottages should be erected, in addition to the twenty then

built; that a yearly allowance should be made to thirty-two poor widows, of 5s. per week each; that thirty-two gowns should be provided for them, at 16s. each; that thirty-two chaldrons of coals should be provided for the widows; that one of them, for acting as superintendent should be allowed 2s. 6d. per week, and that a yearly allowance should be made to two of them, at 2s. each per week, for acting as nurses; that a surgeon, or apothecary, should attend the hospital, at a yearly stipend of £16; and that the receiver of the rents should have an allowance not exceeding £15 per annum. In pursuance of this plan, an additional building was erected, containing apartments and conveniencies for twelve additional widows; the expense of which was defrayed out of previous accumulations. The real property of the charity, beside the hospital premises, in Keldgate, consists of the following particulars:—

farm-house, and land, amounting to 182a. 18p. at	£	s.	d.
Swerby, and Bridlington; let to Mr. Bryan Taylor,			
on lease, for six years.....	270	0	0
farm-house and land, containing 37a. 2r. 39p., at			
Wailby; let to William Hill, yearly tenant.....	40	0	0
several closes at Pocklington, containing 38a. 3r. 34p.			
let, in different parcels, to John Todd and John			
Walker, for six years, and John Loftus, as yearly			
tenant.....	139	10	0
meadows, containing 11a. 3r. 38p. at Barnby; let to John			
Walker and William Cooke.....	57	1	0
copyhold closes, containing 14a. 3r. 16p. at Al-			
thorpe; let to John Shaw, on lease for six years..	48	0	0
farm-house, and three closes, containing 41a. and			
3p. at Baswick; let to Jonathan Smith, as yearly			
tenant.....	50	0	0
several closes, containing 26a. 1r. 10p. at Arnold, in			
Holderness; let to George Smith, as yearly tenant..	29	0	0
several closes, containing 12a. 3r. 39p. at Morton; let to			
William Hindsley, on lease for six years.....	31	10	0
cottages, adjoining the hospital; let to James Ro-			
nson and Philip Duncum, respectively, at £4 : 19			
each.....	9	18	0

£ 674 19 0

Some reduction may be expected in the present rents. The average expenditure on the hospital is £581:4:8. In 1821, the balance in favour of the charity, from accumulation, amounted to £514:13; besides which, £234, Three per Cent. Consols, and £30 in cash, were in the hands of the accountant-general of the Court of Chancery. In the opinion of the Commissioners, the charity will shortly admit of a further extension. The number of thirty-two widows is kept up, and the practice has been to require that the candidates for admission should be persons legally settled in the parishes of St. John or St. Martin.

Mrs. *Routh*, also, by her will, devised to the minister of the parish of St. John and St. Martin, a rent-charge of 40*s.* payable out of her dwelling-house in Toll-Gavel-street; and, subject to this annuity, she devised the house unto the Corporation and the said minister, upon trust, to pay 30*s.* yearly, to the boys in the charity-school in Beverley, and distribute the rest of the rents to the poor of St. John's, frequenting the church. The dwelling in Toll-Gavel-street is let to Edward Page, as yearly tenant, at £16 per annum, which is the full value. The 40*s.* and 30*s.* a-year are paid to the minister of St. John's, and the treasurer of the charity-school; and the residue of the rent is distributed among the poor frequenting the church.

DALTON'S CHARITY.

Benjamin Dalton, by will, (date unknown) devised two closes, called Swinemoor-closes, to the Corporation, upon trust, to

pay, out of the rents, £4 to six trustees; which £4 he directed to be given to the poor selected by them, and the remainder of the rents to be distributed, by the Corporation, among the poor of Beverley. The property consists of three closes, adjoining Swinemoor-lane, near Beverley; one of the closes, containing three acres, is let to David Ouston, on lease, for six years, at the rent of £18:6; the other two, containing, together, 7*a.* 12*p.* to John Dove, for the same term, at £30 per annum. The land is let by public auction, and the rents now paid greatly exceed the yearly value. The sum of £4 is paid, out of the rents, to trustees, who are kept up by election of three new ones, when their number is reduced to three. These trustees have always been some of the trustees of the chapel of Independents in Lairgate, as those originally named in the deed also were, and the yearly sum of £4 is distributed among poor members of the congregation frequenting the chapel, at the discretion of the trustees, in different sums, from 1*s.* to 4*s.* The remainder of the rents is distributed, by the Corporation, every year, at Christmas.

DYMOKE'S GIFT.

The sum of £8 per annum is annually distributed by the Corporation, among poor persons, at Christmas, as interest upon £150 in their hands, understood to have been given, for charitable purposes, by *John Dymoke*, who died about the year 1687.

BUCK'S CHARITY.

Peregrine Buck, in 1693, gave to the town £50; the interest to be given to the poor, by the

for the time being, the minister, and the chief school master. In consideration of this sum, the Corporation have charged a part of their estates with the payment of an annuity of £2:10, which is paid yearly, to the vicar of St. Martin, the master of the grammar-school, and the mayor, and is distributed, by them, among the poor at their discretion.

ASHMOLE'S CHARITY.

Matthew Ashmole, in 1724, gave a field, at Grovell, to the Corporation, in trust, to distribute £3, yearly, on the 5th November, in St. Mary's Quire, immediately after divine service, among twenty-four poor burgesses, one shilling a-piece, to be nominated by the mayor and the ministers of the town; and the residue of the rent he gave to his heir-at-law. The sum of £3 is annually received, by the Corporation, from the rent of the land charged, now called Grovehill, the property of Mr. Richardson, and is distributed to twenty-four poor burgesses, on the day mentioned.

SUNDRY GIFTS.

Rev. George Davies, in 1711, bequeathed £100 to the Corporation, the interest to be put out in meat, to be distributed to the poor of the parish of St. Mary, annually, upon Christmas-day. *Mrs. Pinckney*, in 1718, left £100 to be distributed in like manner. *John Hey*, in 1770, gave £100, the interest to buy bread or coals, to be distributed amongst the poor on St. John's Day. The Corporation pay 5 per cent. interest for these donations, which is distributed as directed by the respective donors.

ET X.

The *Rev. Thomas Leake*, in 1784, assigned to the Corporation £200, Three per Cent. Consols, upon trust, to distribute the dividends, in sums of 5s. among poor widows and widowers of the parish of St. Martin, such as had never received alms, charitable or parochial relief, to be selected; and provided a sufficient number of objects of this description could not be found, the surplus was to be shared, equally, among all widows and widowers in the parish. This stock stands in the name of the Corporation, and the dividends are applied as directed.

William Wilson, of Beverley, in 1816, after giving several legacies, bequeathed to the Corporation the residue of his personal estate, upon trust, to place out the same at interest, and apply the interest in such charitable purposes as they should think proper. The value of the residue received from the executors was £1583:8:3, and was applied in the purchase of £1457, Navy Five per Cent. Annuities, in the name of the Corporation. Up to the time of this Inquiry, the annual disposition of the dividends of the stock in medicines for the poor, to Fox's Hospital, and to the Lying-in Charity, has been to the amount of £72:17.

Anne Hall, widow, in 1819, left £200, upon trust, to distribute the interest of £100, equally, among the poor inhabitants of the Bede-houses, in Lairgate, and the interest of the other £100 unto poor widows, selected by the mayor and aldermen, to each widow 5s. This bequest was invested in the Navy Five per Cents. and the dividends are applied as directed.

2 R

THE CORPORATION ALMS- HOUSES.

These almshouses consist of four tenements in the Back-street, or Lairgate, called Bedehouses, and of thirteen rooms near the south end of Lairgate, and nine similar rooms on the east side of Butcher-row, called Maison-Dieus. They stand on the freehold property of the Corporation, and are kept in repair by them; but there are no estates or funds specifically appropriated to their support: some benefactions have been bequeathed for the inhabitants, who are nominated by the mayor, under the authority of the Corporation. Each poor person has one room, and is supplied, annually, with three bags of coals at Christmas.

John Foster, in 1813, left £100 to the Corporation, the interest for the benefit of the Bedehouses.

NELTHORPE'S CHARITY.

This appears to be an annuity of £10, purchased with a bequest of £200, left, in 1696, by *James Nelthorpe*, formerly of Charter-house-yard, in Middlesex, intended for the use of the poor of Beverley; and which was charged on part of the Riding-fields, in the parish of St. Nicholas, and now belonging to Messrs. Robinson, Carrick, and Parker, of Beverley. The property charged was lately part of the possessions of Lord Yarborough, and, for many years, his steward was in the habit of paying the annuity to a schoolmistress, for teaching poor children. Since the sale, in 1805, the charity has been suspended, and it does not appear that the annuity has been either paid or demanded. No blame is imputed to the proprietors of the closes, who afforded every facility to the in-

quiry of the Commissioners; and the suspension of the charity has resulted from the absence of trustees qualified to demand and apply the rent-charge; a deficiency which can only be remedied by a court of equity.

GRAYBORNE'S GIFT.

William Grayborne, by will, in 1726, left his messuage, in the market-place, in Beverley, charging his trustees and their assigns, that the owner of the premises should pay unto twenty decayed housekeepers, living in the town, 5s. each, every Candlemas-day. The premises on which this payment is charged, consist of a large messuage, on the west side of the market-place, now the property of Messrs. Todd and Co. of Hull, grocers, having been purchased by them, in 1822. The rent-charge is specified in the deeds of conveyance to Messrs. Todd and Co.; but they have not made the distribution as was done by the former owners. The Commissioners made inquiry whether it was their intention to resume the payment of the annuity, as, in that case, proceedings in a court of equity would be unnecessary, but they had not, at the period of making this Report, received a final answer.

ARCHER'S CHARITY.

In 1740, *Susannah Archer* conveyed to six trustees and their heirs certain lands and tenements, in Halton Holgate, near Spilsby, in Lincolnshire, upon trust, to distribute the clear rents and profits, about Christmas-day, among decayed inhabitants of Beverley, not receiving parish aid, and in such proportion as the donor and her assigns should yearly, in writing,

st. The present surviving trustees of this charity are John r Houblon, of Halling-place, Herts, Esq. Robert ne, Esq. Mr. John Gard- and Mr. Samuel Bland. Original deed of gift, and other deeds and writings relating the charity, are in the custody of Mr. Wilkinson, of Ley, attorney-at-law. The estate consists of three acres, and 71a. 2r. 11p. of which is in the occupation of a Brackenbury, as tenant year to year, at a rent of £100 per annum. There is also an applied surplus, amounting at £200, part of which is in the hands of Bower and Co. of Beverley.

The rents are distributed by the trustees as happens twice in the town, at Christmas and in February, in St. John's parish-church, among the persons as have previously purchased tickets from the trustees, and the sum given to each person, at each distribution, is £10.

As it has not been customary, during a very considerable time, for the heir of Mrs. r to give express direction to the trustees as to what persons, and in what

proportions the charity-money should be distributed, the trustees have not considered themselves at liberty to deviate from the practice which has prevailed, of dividing it equally in the small sums mentioned; but though it is stated, that much good is done in the present mode of administration, it appears to the Commissioners that the charity might be rendered more really useful, if the trustees were authorized, by Mr. Archer Houblon, to give larger sums of money in cases where more ample relief may be required.

NELSON'S CHARITY.

Ann Nelson, in 1779, gave £60 as an addition to the £40 already given by Mrs. Monson, to the poor inhabitants of houses in the Back-street, in Beverley, the interest to be paid, for ever, at Christmas. The yearly sum of £5 is distributed at Christmas, by Mr. Duesbury, alderman of Beverley, on behalf of Mrs. Graham, the personal representative of the testatrix, equally among the four women inhabiting the Bede-houses, being the persons for whose benefit the donation was intended.

PARISHES OF ST. JOHN AND ST. MARTIN.

GRAVES'S CHARITY FOR EDUCATION.

Graves, in 1804, bequeathed, to five trustees, £1000, Five per Cent. Annuities, in order to apply the dividends to the schoolmaster and school-uses in Beverley, as the trustees should think most beneficial for teaching as many poor boys and girls, who should reside and belong to the parish of St. Martin, as they should think proper; and he also left the

residue of his personal estate, upon trust, to the same uses: the testator, however, desiring the trustees to keep a small sum in hand, to buy bibles, to be distributed amongst the boys and girls; and to keep a further sum, not exceeding £5, annually, for hiring a person to visit the school, once a month; the Archbishop of York to be the arbitrator of any disputes arising among the

the support of the fabric of St. Mary's church; in finding ornaments and utensils for the same; in payment of salaries to the sexton and other officers, and in providing bread and wine for the communion. Of late years, about £10 has been annually expended on the poor of the parish. The average disbursements on these different objects, for the last seven years, amounts to £205 : 16 : 5. Owing to the inadequacy of the income in former years, a debt was contracted to the amount of £895; and it is calculated that to rebuild a part of the north transept, and restore the ornamental parts of the fabric, would require between £1200 and £1300. With a view to raise this sum, as well as to liquidate the existing debt, the measure was suggested, by some of the members of the Corporation, of applying to Parliament for an act to authorize the sale of all the church-property, which, lying much intermixed with the freehold property of the inhabitants, would, probably, be sold to great advantage. A proposal to this effect was submitted to the consideration of the inhabitants at a vestry in 1819; but the proposal was negatived by a large majority of parishioners then present.

ELLINOR'S CHARITY.

Thomas Ellinor, in 1726, devised two messuages in Beverley, upon trust, that, out of the rents, £1 : 1 should yearly be given to a preacher, for a sermon, in St. Mary's church, upon Easter Monday; and that the residue should, yearly, in Passion week, be distributed, by the minister and churchwardens, among

the poor housekeepers of Beverley, a list of their names being first approved by his trustees. The testator also left the residue of his personal estate for the erection of an hospital, but no effects ever came into the hands of the trustees under this clause of the will. The real property now consists of two messuages, situate on the east side of Toll-Gavel-street, divided into three tenements, with a stable, out-buildings, and a garden, producing, altogether, a rent of £26 : 19. All the tenants occupy from year to year, and the premises are let at their full value. The present trustees are the Rev. Joseph Coltman, John Perkins, John Shepherd, Ebenezer Robertson, and Samuel Bland. A guinea is paid to the vicar of St. Mary's, for a sermon on Easter Monday; and the residue of the rent, after providing for repairs, is paid over to the churchwardens, who distribute the amount on Good Friday among poor persons belonging to the parishes of St. Mary, St. Nicholas, and St. Martin, according to a list made out by the ministers of those parishes, and submitted to the trustees for their approval. The parish of St. John is not considered as within the town of Beverley, and does not partake in the distribution.

BROGDEN'S CHARITY.

Francis Brogden, in 1770, left £40, upon trust, out of the interest, to pay 20s. a-year to the vicar for a sermon every Ash Wednesday, and the remainder towards the relief of poor widows. This bequest is lodged in the hands of the Corporation, at interest at five per

which is applied as di-

IMPSON'S CHARITY.

appears, from a book relating to the affairs of the parish, in possession of the vicar, *Mary Simpson*, in 1785, £5 per annum to poor laborers in Beverley, to be paid, on the 20th January, by the vicar of St. Mary's and the vicar of St. John's, and the sum of £5 to be distributed in the same manner by the vicar of St. John's, on the 20th July in every year, the whole to be paid out of his estate at Brandsfordside. The two sums have been paid since the death of the testator, out of the estate mentioned in the will, which bequeathed to Peirson Cannom, of Brandsfordside. The money was distributed on the two days mentioned among poor householders selected by the vicar of St. John's, and in such sums as might be fit.

MYRES'S CHARITY.

Myres, in 1792, left to the minister and churchwardens, upon trust, to distribute the sum of £15 in coals, in December, every year, among poor widows and housekeepers of or residing in the parish, so that each person should not receive less than six pounds of coals at one time. The charity is secured on mortgaged land on an estate at Roos, the property of Mr. Dean, by whom the sum of £15 is paid, which is done as directed by the testator.

SYKES'S CHARITY.

A sum of £100 stock, in the Navy Five per Cents. was given by Mrs. *Decima Sykes*

to the Rev. Robert Rigby, vicar of St. Mary's, in trust, for the benefit of the Sunday schools in Beverley. The stock, at the time of this Inquiry, was standing in the name of the Rev. Robert Rigby, who is since deceased. Since the discontinuance of the Sunday schools the dividends have been applied to the National school.

TESSEYMAN'S CHARITY.

William Tesseyman, about 1806, gave £10 : 10 to the use of the poor, with a direction that the interest should accumulate until the Christmas after his decease, and then be laid out in bread, to be given to six poor men and six poor women, on Christmas-day, for ever, being such as were most regular in attending divine service, at the discretion of the minister and churchwardens. Mr. Tesseyman died in 1811, at which time the money, with the interest due, had accumulated to £12 : 12. It was placed in the hands of the Rev. Robert Rigby, and the interest distributed in sixpenny loaves.

WRIDE'S CHARITIES.

Mrs. *Ann Wride*, in 1778, directed her executors to place out at interest £800, or such other sum as should be sufficient, in the names of the vicar and churchwardens, upon trust, to distribute to eight poor women of the parish, 20s. each, and 20s. each to be laid out in grey stuff gowns, or other apparel, no poor person to partake of the charity for two years together; to eight poor men, 10s. each, the parish-clerk, sexton, and warden-bearer, to be always three, all to be done on Easter-day; and £5 to be yearly distributed on

Christmas-day, among the poor, in half-crowns to poor families, and 12*d.* to single persons; and 10*s.* each, to be distributed on the same day, among eight poor persons, inhabiting the *Maison Dieu*, in the north bar, in Beverley: and she ordered the sum of £1 : 1 to be paid to the vicar, on every Easter Sunday, in consideration of his seeing the said charitable trusts duly performed. The sum of £1001:13:4, Three per Cent. Consols, now stands in the name of the Corporation, on account of this charity, to answer the payments mentioned in the will, amounting to £30 : 1. The dividends are paid to the minister and churchwardens, by whom they are applied as directed by Mrs. Wride.

BREAD CHARITIES.

John Marshall, in 1803, left £200 to the minister and churchwardens, the interest to be expended in bread for the poor; *James Bell*, in 1812, £20, the interest to be applied in like manner, in Saturday market-cross; and *William Wilson*, in 1816, left £400, to each of the parishes of St. Mary and St. John, to be distributed in bread. These sums were all invested in the late Navy Five per Cents. in the name of the Corporation; and in the parish of St. Mary, £2 : 13 : 11 is weekly distri-

buted in bread, and the dividend on Bell's donation is applied yearly on Christmas-day, at Saturday market-cross, according to his directions.

SUNDRY BENEFACCTIONS.

Margaret Altmore, in 1616, left £20; *Lambert Smith*, in 1620, £10; *Margaret Darcey*, in 1626, £40; *Master Read*, about 1623, £20; *Priscilla Doyle*, in 1685, £5; and *John Jackson*, in 1712, £10. These sums, mentioned in an account of the benefactions for this parish, kept by the minister, are stated to have been laid out many years ago, with such increase as had accrued upon any of them, in erecting galleries in St. Mary's church; and interest is paid out of the rents of the pews or seats. Four pounds a-year, the sum now paid on account of Darcey's benefaction, is applied as an exhibition to a *poor scholar* from the town of Beverley, at one of the universities; and when not required for that purpose, is laid out in apprenticing poor children of the parish. It is at present enjoyed by a student at St. John's College, Cambridge. The remaining interest is laid out in coals or bread for the poor.

For an account of Michael Warton's charity to this parish, see page 604.

OBSERVATIONS.

This concludes the long roll of charities reported by the Commissioners in the town and liberty of Beverley; many are of great interest and importance, but no additional remark seems necessary to elucidate their present administration. Those most deserving the attention of the inhabitants, are the munificent endowments of the Minster, the charities of Mrs. Routh, and the university scholarships. We suppose the fortunate youth at St. John's, whom we have already noticed as being most bountifully provisioned, also receives the £4 per annum, under Mrs. Darcey's benefaction, though that circumstance is not alluded to in the Report.

CITY OF YORK.

THE charitable foundations of City of York are numerous many of great antiquity : account of them is scattered through several folio volumes of reports; but the order in which

the Commissioners pursued their investigations in this place does not appear, though the results of their inquiries seem to fall under the following arrangement :

The Hospitals or Almshouses.

The Charities and Church Lands of the several Parishes into which the City is divided.

Charities under the Corporation of York.

General Charities.

shall observe this classification in the following account, being with

MRS. WILSON'S HOSPITAL AND CHARITIES.

Brotherly Wilson, of York, Master, by will, in 1710, devised all her estates in the city, Nunmonkton, Estrington, and Easington, or elsewhere, and so much of her personal estate as would be necessary to purchase lands, of the clear annual value of £66, upon trust, to pay to the following :—1. To pay unto ten poor women, chosen by the trustees, each, £6 : 10 per annum, by quarterly payments. 2. To pay to poor blind men or women, each per annum. 3. To pay to a schoolmaster £20 yearly, for teaching twenty poor boys, in some convenient part of the testatrix's house at Foss-Bridge-end in York, the master, twice every Sunday excepted, to read the common prayers in the place; and the boys not to be under eight nor exceeding sixteen years, unless the trustees otherwise thought fit. 4. To pay, yearly, in blue cloth, lined with green, for the clothing of the boys, 20s. each. 5. To

pay to the minister of St. Dyonis parish, for a sermon on the anniversary of her decease, 10s. 6. To pay to the schoolmaster of Nunmonkton, £5 annually, for teaching twelve children of the parishoners, gratis; the first payment of this allowance to commence as soon as the inhabitants of that parish had erected a school for the master. 7. She gave £40 to the trustees of the parish of St. Dyonis, upon condition they should advance £20, given by her late brother, and both sums to be laid out in land, and the rents distributed to the poor of the parish on the day a sermon should be preached. Lastly, the testatrix directed that the trustees should fit up her house, at Foss-Bridge-end, for an hospital for the ten poor women, and for a school for the twenty poor boys.

Some alterations and additions were subsequently made to these dispositions by the testatrix; in lieu of £5 to the schoolmaster of Nunmonkton, she left him a

school and house and the rents of three closes of land for his benefit; she also left £13 to be invested on security, and the interest laid out in the purchase of bibles to be given to the scholars. It appears, too, that, prior to her decease, she purchased lands, at Skipwith, in Yorkshire, of the annual value of £66 and upwards, and directed that the ten alms-women, the three blind persons, and the schoolmaster, at Foss-Bridge-end, should be successively paid £20 annually; provided that the ten cattle-gates in Skipwith-Holmes, being of the yearly value of £5, should be annually paid to a master instructing ten boys, gratis, from the time the parishioners should erect a school, or if they neglected so to do, the said rent to be applied to the purpose and the repairs of the premises at Foss-Bridge-end. She further directed a pew to be provided in St. Dyonis' church, for the accommodation of the twenty boys and alms-women; that the trustees should pay 40s. to a schoolmistress of St. Dyonis' parish, for teaching, gratis, six children of the parish, to read; that they should expend £6 annually, in apprenticing three boys, educated at Foss-Bridge-end-school; and that they should meet twice every year and each time have an allowance of 20s. for a collation; any of the trustees becoming aldermen of York were to be thereby disqualified, and all vacancies in the number of the trust were to be filled up within one month. The acting trustee was to be allowed £10 yearly for his trouble; and the testatrix desired the Archbishop of York and the Dean of York to superintend the execution of the

trust, and inspect the accounts; such accounts to be delivered to them yearly.

The persons now acting as trustees of Mrs. Wilson's charities are Christopher Morritt, Thomas Norcliffe Norcliffe, Edward Wallis, George Palmes, George Hartley, Thomas Lodington Fairfax, and Benjamin Agar, Esquires. The charity estates were vested, at the time of this Inquiry, in Mr. Morritt alone, by survivorship, and were about to be conveyed to the use of him and the other trustees. The property in the possession of the trustees, consists of,

1. An estate at Shipton, near York, consisting of two farm houses, and 201a. 2r. 28p. of land, in the occupation of William Cussans and his son, as yearly tenants, at the rent of £255 per annum, which is the full value.

2. An estate at Kipwith, in the same county, consisting of two farm-houses, and 234a. 1r. 13p. of land, together with ten cattle-gates, in a pasture called Kipwith-Holmes.

3. An estate at Riccall, an adjoining parish to Kipwith, containing forty-four acres of land, and a cottage and garth. Part of the estates in Kipwith and Riccall is let in two farms, one comprising 197a. 2r. 30p. to Richard Thompson, Esq. at the rent of £150; the other, with the cattle-gates, containing 70 acres, to George Jackson, at the rent of £60. The remainder of the Kipwith and Riccall estates consists of 21 acres of enclosed wood land, which is retained by the trustees under their own management; and a cottage and garth at Riccall, which are in the occupation of Thomas Carr,

annual rent of £5. The ty at Kipwith and Riccall let at the full value.

timber now standing upon Kipwith estate is valued at £5000. The trustees are in possession of £8800, Three per cent. Consols, and £900, in hands of Messrs. Raper, and Co. bankers of York, which have arisen from the sale of timber and surplus balance. The present annual income from the estates and funds, from rents £490; from stock £120; total income from the trust £734.

The hospital at Foss-Bridge was rebuilt in 1812, at an expense of £2000. It contains apartments for ten poor women and a room for the meetings of the trustees; there is also a room for the schoolmaster and school-room, both adjoining the hospital, and which were built in 1812. There are now seven poor women in the hospital, and each of them an apartment and an allowance of £20 a-year; they are chosen by the trustees, each of whom in turn vacates as vacancies occur. In consequence of the increase in the revenue, seven out-pensioners have been added to the establishment, each on a salary of £12 a-year. Out-pensioners are appointed in the same manner as the women in the hospital, and those of the lower classes are required, on appointment, to be unmarried persons of the age of fifty years, resident in York, or within the walls of that city. The number of blind persons partaking of the charity was increased in 1812 from three to seven; the allowance to each person which had previously been advanced to £7. The

blind persons, are appointed by the trustees, in the same manner as the almswomen. Until last year there were twenty boys in the school adjoining the hospital, who were clothed and educated, the number is now increased to forty; they are nominated by the trustees at their quarterly meetings, and are the children of persons in indigent circumstances, residing in York. The applications for admission are very numerous. The boys are instructed in reading, writing, and arithmetic; they are admitted at the age of nine years or upwards, and continue at school until they are fourteen years old, unless previously apprenticed. They attend St. Dyonis church, and sit in a pew appropriated to the school and hospital. The sum of £2 is allowed for each boy, apprenticed with the approbation of the trustees, on the signature of the apprenticeship indenture; and the sum of £3 is also given to each, at the expiration of his apprenticeship, provided he has the approbation of his master for good conduct. The schoolmaster occupies the house adjoining the hospital, rent free, and has a salary of £70 a-year, for teaching the boys and reading prayers in the school. No charge is made to their parents, except for books. One guinea a-year is in future to be given to the minister of St. Dyonis, for preaching the anniversary sermon, directed by the will, instead of 10s. which has hitherto been allowed. The sum of £12 a-year is now paid to a schoolmistress, for teaching twelve poor children, in the parish of St. Dyonis, in reading. The stipend of £30 is paid to the schoolmaster at Nunmonkton. There is no reference, in the will

of the testatrix, to more than one school at Nunmonkton, and that for boys; but there are two school-rooms there, one for boys and another for girls. From the inscription over the doors, one appears to have been founded by the brothers of Mrs. Wilson; but the Commissioners did not meet with any deed of endowment, or any instrument in writing, relating to the schools, except the will of Mrs. Wilson. Less attention has been paid by the trustees to this school than to the other charities established by Mrs. Wilson, which may perhaps be accounted for by the circumstance of the school being at some distance from York. The minister of the parish exerted himself, lately, to call the attention of the trustees to the subject; and the salary of the master was, last year, augmented to £30 a-year, and the number of children educated has been increased to twelve boys and twelve girls. The scholars are children of parishioners of Nunmonkton, and are elected by the minister and parish officers, subject to the approbation of the visiting trustees. The master has other scholars, whose education is paid for by their parents. £1:5 a-year is applied for the purchase of bibles, in consideration of the bequest of £13.

In lieu of the profits of the ten cattle-gates, in Skipwith-Holmes, the trustees have allowed the schoolmaster at Skipwith a salary of £20; the number of children taught there is fourteen. They are taught reading, writing, and accounts.

The expenditure on account of Mrs. Wilson's charities, beyond the several payments mentioned, consists of the steward's salary

(£30 per annum,) and the payments for repairs and other incidental charges. The accounts are made out by the steward, and audited by the trustees; hitherto they have been audited once in two years, but it is resolved that, in future, they shall be audited every year.

AGAR'S HOSPITAL.

This hospital was founded by *Thomas Agar*, alderman of York, in 1631, and endowed with a rent-charge of £20, payable out of an estate now belonging to Lord Middleton, situate at Bird-sall, in the East Riding of the county of York. The hospital is a building containing six rooms under the same roof, with a loft over each room. There is a small piece of ground adjoining, used as a yard by the almspeople; and also another plot of ground adjoining, of something less than half an acre, which lets at the rent of £4:4s. Of this sum £2 is reserved for repairs, the remainder, together with the annuity of £20 is shared among the six widows, for whose benefit this charity was established. Four persons have acted as trustees, and on the death of any of them a new trustee has been elected by the survivors. The present trustees are Messrs. Seth Agar, Charles Agar, and Thomas Agar, who are of the founder's family, and Mr. Hanson, a relation of the family by marriage. Mr. Seth Agar is the heir-at-law of the founder, and the acting trustee of the charity.

BARSTOW'S HOSPITAL.

This hospital is situated without Micklegate-bar, York, and consists of a building containing apartments for six poor persons.

It is supposed to derive its name from one *Barstow*, the founder of it; but the history of its institution is very obscure, and it is not known that there are any writings relating to it now in existence. It continued, for many years, under the management of a gentleman named *Myers*; after his decease, there being no other person to attend to the concerns of the hospital, his executor, *Thomas Swann, Esq.* banker, in *York*, undertook the charge, and now acts as the sole trustee of the charity. The present representative of the *Barstow* family, who resides at a distance from *York*, can give no account of the institution. The property belonging to the charity consists of two houses, with a stable attached, all contiguous to the hospital. These premises let for £7:14s. a-year, and forms the only income of the charity. The alms people are appointed by the trustee, and the number is now complete.

ST. CATHARINE'S HOSPITAL.

This hospital is of very ancient origin, and was formerly a house of entertainment for poor travellers or pilgrims. The building is situate on the Mount, without *Micklegate-bar*, and contains apartments for four poor widows, who are appointed by the Corporation. The premises consist of the building only, without any yard or outbuilding attached.

The stipends of the almswomen arise from the rents of a close called *Bagger-gate*, without *Micklegate-bar*, and the annual produce of several benefactions. The close was conveyed by *Frances Nicholson*, in 1709, upon trust, that the rents be distributed among the poor widows, so long

as the hospital should be kept in repair by the Corporation, and the number should not exceed four; in default of either condition the rents were to be given to the "ancientest" in any hospital or charity in the city. The land is now vested in *William Garforth, Esq.* of *Wigginthorpe*, as sole trustee; it consists of about three acres, and is let at the rent of £14, which is the fair annual value. The close is less valuable from being only half-year land, and subject to a right in certain freemen of *York* to turn cattle upon it from *Michaelmas* to *Lady-day*. The benefactions consist of £100, given by *Charles Yates*, in 1788, to the Corporation, on trust, to pay £4 yearly; £50, given by *Henry Myers*, in 1792; and the annual sum of £20:4s. arising under the gifts of *Lady Conyngham*, *James Luntley*, and *John Hartley*. The annual stipend of each of the widows, as derived from all sources, amounts to about £18:1:6.

MASON'S HOSPITAL.

This hospital was established in *Colliergate*, in 1732, for the abode, rent-free, of six poor women, by *Margaret Mason*, who left premises in *Fossgate*, on trust, to four persons, to pay, yearly, out of the rents 20s. to each almswoman, and the remainder of the rents to be expended in the repairs of the hospital, and in the allowance of 20s. for expenses at the meetings of the trustees. The hospital consists of a dwelling-house, in *Colliergate*, containing six rooms, for the same number of poor women. It was new fronted about thirty-four years ago, by means of a legacy of £50 left for that purpose by the late *Robert Wilberfoss*,

Esq. and is, at present, in good repair. The present trustees are William Richardson, Thomas Athorpe, Ann Eglin, and Matthew Bottrill, and their heirs. A building lease of the premises in Fossgate was granted, in 1819, to Robert Hartley and William Graves North, for fifty years, from 1819, at the annual rent of 10 guineas; the lessees covenanting to lay out £350 in building substantial dwelling houses, and to keep the buildings repaired, and insured to the extent of £350 during the term. Besides the annual rent of 10 guineas, the almswomen receive an annual sum of £15, after a small deduction for expenses, under a bequest of the late Countess Dowager of Conyngham.

THE OLD MAIDS' HOSPITAL.

Mary Wandesford, of the city of York, spinster, in 1725, gave her estate in Brumpton-upon-Swale, near Richmond, in Yorkshire; a mortgage for £1200, and £1200, part of the stock belonging to her in the South Sea Company, in trust, for the benefit of ten poor gentlewomen, never married, members of the Church of England, and who should retire from the noise and hurry of the world into a religious house, where they should be obliged to continue for life. If any of the sisters behaved improperly or married, they were to be removed from the foundation by the trustees. A habitation was to be erected, where they might all live together under one roof, and make a small congregation, once at least, every day at prayers, the testatrix appointing £10 per annum to be paid to a reader for that purpose. The institution was established agreeably to

the directions of the foundress, by a decree of the Court of Chancery, in 1731, which also provided that the surplus income, after answering repairs and other contingencies, should be divided among the ten gentlewomen equally; that when the five trustees should be reduced to three, the survivors should choose two more proper persons to act in the trust: and that none should be admitted into the hospital under the age of fifty years.

The hospital is a brick building in Bootham, in the suburbs of York, containing ten rooms, and a chapel on the ground floor, and ten rooms above; there is also a court in front, and a large garden behind, which is let by the almswomen. The estate belonging to the charity consists of a freehold farm at Brumpton, comprising a water corn-mill, with a house attached to it, and 120*a.* 33*p.* of land. The mill and house, and 10*a.* 30*p.* of the land, are in the occupation of Francis Willcock, at the rent of £55 : 16. The remainder of the estate is in the occupation of Joseph Proctor, at the rent of £132 : 17. The other property of the hospital consists of South Sea and government stock, to the amount of £4245 : 10 : 9. This stock is the produce of the personal property of the testatrix, and of the donations of females friendly to the institution. The total annual income of the charity is, from the dividends of stock, £127 : 7 : 2; from rents £188 : 13; making the annual income of the charity average £316 : 0 : 2. The payments on account of the charity average £236.

Each gentlewoman receives £20 per annum. They are ap-

d by the trustees, on a petition to them which is required signed by some person of stability, stating the age of the petitioner, her place of abode, means of livelihood; that she has lived in the communion

of the church of England and is of respectable character; and a certificate of the register of baptism is to be sent with the petition to shew that the petitioner is not less than the age of fifty. Prayers are read in the chapel on Wednesdays and Fridays in each

In 1797, the hospital lands were conveyed to the trustees, George Markham, the Bishop of York, the Dean of York, the Rev. Robert Croft, the Rev. John Eyre, assessors, and a declaration of assent respecting the stock belonging to the hospital was executed by them.

ST. THOMAS'S HOSPITAL.

This hospital belonged to a religious society in York, called the Fraternity of Corpus Christi, incorporated in the reign of Henry VI.; and it appears to have been placed, after the dissolution of religious fraternities, under the superintendence of the Mayor of York. There is reason to believe that lands were formerly held for the support of the hospital, but the Commissioners did not meet with any distinct traces of the inmates of the hospital being supported out of the revenues arising from land at the dissolution of the fraternity.

The building, in its present state, consists of a house in good repair, containing six apartments on the ground floor, and the same number above, for the habitation of twelve poor women, who are appointed by the lord

mayor. There is a small garden adjoining, which is let, by the almswomen, for 24s. a-year. The benefactions of individuals to this institution are the following;—*James Luntley*, in 1791, left £1450, on trust, to the Corporation to pay yearly to St. Thomas's hospital £40, and to the poor women belonging to St. Catharine's hospital £16. *John Hartley*, in 1785, left £100, on trust, to the Corporation, to St. Thomas's charity. *George Townend*, formerly town clerk, in 1806, left £260, Four per Cent. Annuities, for the equal benefit of this and Middleton's hospital, after the death of Sarah Wright. The hospital is also entitled to an annuity of £25 a-year, bequeathed by Lady Conyngham.

WINTERSCALE'S HOSPITAL.

Robert Winterscale, in 1723, bequeathed unto six poor people of the parish of St. Margaret, to be chosen by the feoffees of the parish, six rooms, built, by the testator's father, for that purpose; and he, also, left certain premises adjoining the hospital in Walmgate and Fishergate, on trust, for the benefit of the almspeople. The trustees of the charity are Joseph Awmach, John Overton, John Mosey, Joseph King, John Potter, James Addinall, and Henry Smith. The hospital premises consist of six separate rooms in Walmgate, with a door to each, forming two sides of a court, of which the other two sides consist of a malt kiln, and two small dwelling-houses. They are occupied by the same number of almspeople, and there is a malt-chamber over four of the rooms. The malt-kiln and the chamber are in the occupation of Emanuel Siddall, at the rent of £15 a-year. The two

dwelling-houses forming one side of the court, and a garden behind, which contains about half a rood, are let to Mr. John Mosey, at a rent of £20. The remaining property of the hospital is the house in Fishergate, with a garden adjoining, of about three acres, let to Thomas Rigg, at the rent of £50 per annum, or thereabouts. The total income from the hospital property is £85 per annum. The almspeople are allowed each £8 a year. They are appointed by the feoffees, as vacancies occur, from poor parishioners of St. Margaret's parish; they are of either sex, and are allowed to have their families to reside with them, if they think proper: a preference is given to aged persons, but no other qualification is required.

**SIR ROBERT WATTER'S
HOSPITAL.**

This hospital was established in Nowtegate-lane, by Sir *Robert Watters*, in 1609, for ten persons, to be chosen by the founder, and his heirs, or, in default thereof, by the lord mayor, the parson of Crux-church, and the master of the Company of Haberdashers; and, for the maintenance of the poor people, he charged his lordship of Cundall with the yearly payment of £21, of which £3 was to be given to the reader of the hospital, and the nine remaining almspeople were, each, to receive 40s. per annum. The hospital consists of seven small tenements, under one roof, each containing one apartment, and, from an inscription on the wall, it appears to have been repaired A.D. 1627. The charity has been much neglected, and, for a long period, seven, only, in-

stead of ten almspeople, received the benefit of the establishment, at the rate of £2 each; so that the whole rent-charge was not applied, and in consequence of the number of apartments being seven, a notion had been entertained, that was the proper number of almspeople. This error was discovered by Mr. Hargrove, author of a recent History of the City of York, and rectified by the appointment of three out-pensioners. The arrears of the rent-charge, short of £21, which had accumulated to the amount of £118, were also accounted for by the owner of the manor of Cundall, and invested in the public funds, in the names of trustees, to the account of the charity. No reader has been appointed, and, in consequence, none of the members of the hospital have been entitled to the additional sum of £1 a-year, directed, by the will, to be given to the reader. It may be questioned, whether the founder's intention as to a reader could now be usefully carried into effect; but it appears, to the Commissioners, that the rent-charge of £21 ought to be paid, and not £20 per annum only, as has been the case; and that the extra sum of £1 ought to be applied in the increase of stipends, or otherwise, for the general use of the almspeople: and there is no reason to doubt, from what has passed, in consequence of this Inquiry, that the full amount of the rent-charge will, henceforth, be paid and administered for the purposes of the establishment.

**SIR HENRY THOMPSON'S
HOSPITAL.**

Sir *Henry Thompson*, sometime lord mayor of York, in 1692, devised unto the lord mayor and

senior aldermen two houses at Castlegate, York; also, certain lands at Dewsbury, in Yorkshire, upon trust, that the two houses should be converted into a hospital, for six poor men, chosen out of the parish of St. Mary, Castlegate, if such could be found, each almsman to receive out of the rents £3 per annum, or so much, proportioned as the rents would amount to. The hospital is a house in Castlegate, containing separate apartments for six poor men, and in good repair. The property at Dewsbury was exchanged by the trustees for a close containing 3a. 3r. in Great Fulford, near to the city of York, and it has been found advantageous to the hospital. The premises at Dewsbury were let, at the time of the exchange, at £66 a-year, and the land at Fulford is now let at a rent of £66 per annum, which appears to be the fair annual value.

Other property appropriated to this charity consists of two estates benefactions, namely, a third of £500, Three per Cent. annuities, derived under a bequest for the joint benefit of this, and Colton's hospital, by Thomas Colton, Esq. and £200 bequeathed to the trustees of the hospital by Mr. Girdler, in 1786, the interest to be applied towards the maintenance of the poor residing in the hospital. The proportion of these annuities due to Thompson's hospital, together with the rents of the Fulford land, amounting,

together, to £66 a-year, is applied partly in payments of £5 a-piece, half-yearly, at May-day and Martinmas, to each of the six poor men, and the residue is reserved for the purpose of repairs. The interest of Mr. Girdler's bequest is, also, shared among the almsmen. They are appointed, by the trustees, from the inhabitants of the parish of St. Mary, and are such persons as are considered most deserving. It is not required that they should be aged or infirm; some of them are married and are permitted to reside with their families in the hospital. It is stated that the charity is not administered in ease of the parish, but some of the poor men have occasionally received parish relief.

COLTON'S HOSPITAL.

In 1717, Thomas Colton, of York, gentleman, conveyed divers lands and messuages, in Yorkshire, to five persons, upon trust, for the maintenance of eight poor women, in an hospital, in Tanner-row, in York. The charity-estates have been conveyed to successive trustees, and are at present vested in the Rev. Charles Wellbeloved, Gilbert Crompton, Esq. and Mr. Anthony Thorpe, the surviving trustees under the last conveyance, in 1797. The hospital is now occupied by eight poor women, nominated by the trustees.

The property of the charity consists of the following particulars:—

1. A farm at Thorpe Willoughby, containing, 21a. 2r. 34p. and a piece of old land, containing 1a. 1r. 10p. parcel of the Grey Car Field of Hambleton, being an allotment awarded to the trustees on the enclosure of Hambleton. The farm and allotment are let to Richard Wilson, as yearly tenant, £16 per annum. 2. Land at Cawood, containing 7a. 12p. let to William Eggleston, as tenant from year to year, at £16: 16 per annum. 3. There is a small piece of ground, of half a rood, adjoining the hospital, which is let

for £1 : 11 : 6 a-year. Total income of the hospital £50 : 7 : 6. The stipends of the almswomen have been, since 1815, at the rate of 10s. a-piece, every month, the necessary expense of repairs preventing a more ample allowance. They are chosen by the trustees, without regard to residence, or other exclusive qualification.

MERCHANT TAILORS' HOSPITAL.

This hospital, which adjoins the hall of the Company of Merchant Tailors, contains four small tenements, and is appropriated to the use of four poor decayed brothers of the Company, or their widows. The only permanent property of the charity is a rent-charge of 10s. a-year, out of lands in the parish of Holtby, devised by *John Straker*, in 1669, to the poor in the hospital, and a rent-charge of £10 a year, granted by the Company, in 1754, out of premises in Micklegate, and in Hover-garth without Walmgate. From the rent-charges, and an allowance made by the Company, out of their funds, the almspeople receive each £4 : 15 : 6 per annum, by quarterly payments.

MIDDLETON'S HOSPITAL.

Mrs. *Anne Middleton*, in 1655, bequeathed to the lord mayor, aldermen, and commonalty of York, £2000, to erect an hospital for twenty widows of freemen, each to have £4 a piece yearly, and to be chosen by the Corporation; and her will was that the Corporation should purchase lands of inheritance for securing the payment of £4 a piece to the twenty widows for ever; the hospital to be built in York, and lands purchased with the approbation of her executors.

From entries in the house-book of the hospital it appears that £616 : 13 was laid out, in 1659, in erecting the hospital and purchasing part of the ground

on which it stands, and that, in 1690, the residue of the funds derived under the legacy, amounted only to £1150. This sum has never been laid out in the purchase of land, or placed out on separate security, but is incorporated with the general funds of the Corporation, and £69 a-year has been uniformly paid as interest to be distributed among the twenty poor widows by quarterly payments, being at the rate of £3 : 9 a-year to each. The hospital is situate in Skeldergate. It is a quadrangular building enclosing a small area, and contains twenty-two apartments, whereof twenty are occupied by the twenty widows, and the remaining two are occupied, rent-free, by two other poor women, put in by the Corporation. The almswomen are selected from among the widows of freemen. Part of the ground only on which the hospital is built is freehold, the rest being held under lease from the vicars choral of the church at York, for terms of forty years, renewable without fine, and at the yearly reserved rent of 3s. 4d. Ordinary repairs are provided for by the Corporation, but any extraordinary repairs are provided for by a small deduction from the stipends of each of the poor women, and by retention of the first quarter's payment from newly admitted members of the hospital.

The hospital is entitled to certain benefactions, under the wills of Lady *Conyngham* and *Thomas Norfolk*. The property derived under the first consists of £3000,

uth Sea Annuities, the
ds of which, £40 a-year,
l to the town-clerk, and
divided by him, once
amongst the widows. The
r under Norfolk's will
ich the Commissioners
able to procure a copy
ct, 8th Report, p. 692)
of £500, Three per
onsols, the dividends of
re added to the stipends
der the original endow-
There are, also, two do-
to this charity, by *George*
bert Townend, and which
entioned in the account
Thomas's Hospital (page
hey consist of two sums
and £100, given to the
after the decease of an
it for life, who is still

GRAM'S HOSPITAL.

Arthur Ingram, by his will,
5th August, 1640, de-
that if he failed, in his
, to settle lands for the
the poor people in the
he had established in
n, within the suburbs of
he willed that the house

and grounds therewith held, and
£5 each, for ten poor widows,
and a gown each, every two
years, and twenty nobles to some
able person for reading prayers,
should be settled for the purpose,
by his son and heir *Sir Arthur*
Ingram; and that the heirs of the
founder should have the appoint-
ment of such poor widows and
reader. No lands were settled
pursuant to the intention of the
founder, but the stipends have
been paid, and the hospital kept
in repair by the owner, for the
time being, of the founder's estate,
at *Temple Newson*, in *York-*
shire, now the property of the
Marchioness of Hertford. The
hospital contains a chapel and
apartments for ten poor women,
and has a garden behind, divided
into plots, used or let by the
almswomen. Each almswoman
receives £5 a-year and clothing
materials, of the value of £1 : 4,
every two years, and the sum of
£6 : 13 : 4 is paid to a person
for reading prayers in the cha-
pel. The poor people are nomi-
nated under the direction of the
Marchioness of Hertford.

PARISHES OF YORK.

SAINTS' PAVEMENT.

shall commence our ac-
the charities of this pa-
h the PARISH ESTATE,
s held by feoffees, in
r the benefit of the pa-

rishioners, for the repairing of
the church, the relief of the poor,
and for other common uses of
the parish. It consists of the
following particulars:—

arm, comprising a house and 29a. 2r. 25p. in *Skirpenbeck*, in the
f *York*; another farm, comprising a house and 54a. 3r. 15p. in
pe, in the same county. These farms are let to *Mr. Ware*, as yearly
the rent of £105, which is the fair value.

houses, with a stable, garden, and out offices, in *Tadcaster*, and
oses in that parish, containing 14a. 25p. let to *Mr. Backhouse*,
er annum, understood to be the fair value. Before the Reforma-
parish estates in *Skirpenbeck*, *Youlthorpe*, and *Tadcaster*, were
he churchwardens, for certain superstitious uses, and, having become

vested in the crown, were granted to trustees for the parish, subject to the reserved quit-rents to the crown, of 6s. and 2s. 6d. per annum.

3. A messuage and several tenements, with a garden and yard adjoining, in the parish of St. Saviour, York, held by Mr. Russell, under a lease for ninety-nine years from 1759, at the annual rent of £9. A methodist meeting-house was erected on the ground by the lessee, but it has been, some time ago, converted into tenements.

4. Two closes called Tenter Lees, in Fishergate, near York, containing 2a. 2r. 27p. let to Mr. Liddell, as yearly tenant, at £20 per annum, the fair value.

5. A garden of somewhat less than an acre, also situate in Fishergate, let to Mr. Smith, as yearly tenant, at the rent of £7 a year, being the fair value.

6. A close in Fishergate, with a considerable dwelling-house and stable, held by Mr. Tweedy, as under-tenant, under a lease for ninety-nine years, from 1790, at the reserved rent of £4 : 4. It has been in contemplation to set aside this lease, the rent reserved being much less than the value of the premises at the time, and the lease was granted to a son of one of the feoffees.

The total rental from these several properties amounts to £211 : 4. Besides this income, the feoffees are entitled to two rent-charges, one on a house in Swinegate, another on houses on the pavement, amounting, together, to £2 : 6 per annum. The fixed charges to which the parish estate is subject are £1 : 10 to the minister, for sermons; £2 : 2 to a schoolmistress, for teaching six children of St. Peter the Little; £13 for bread, distributed among the poor, every Sunday, by the churchwardens; £2 : 0 : 6, distributed among the poor on St. Thomas's Day, and 10s. to the parish clerk, and 10s. to the sexton, on the same day; amounting, in the whole, to £19 : 12 : 6 per annum. The living of the parish being of small value, £9 a-year has been paid to the present rector, as an augmentation of his emoluments, out of the rents of the estate. The remainder of the rents are applied to the repairs of the church, and the expenses attending the celebration of divine service, agreeably to custom. The last conveyance to feoffees was in 1798. An appointment of new or additional feoffees

would be proper; and it would be advisable, the Commissioners think, that the accounts of the feoffees should be examined and audited more regularly than they have been of late.

The other charities of this parish are the following:—

Elizabeth Myers, in 1690, devised, out of her lands in Naburn and Gillriding, £3 per annum; 10s. to the minister of All Saints, for a sermon, and 50s. to be distributed by the minister and churchwardens, to the poor on New-year's Day. The rent-charge is paid by Mr. Jackson, of Petergate, and 50s. are distributed in bread, by the churchwardens.

Eleazar Lowcock, in 1786, gave 20s. per annum, to be paid out of his house in Coppergate; 10s. to the minister, for a sermon on Christmas-day, in the afternoon, and 10s. to be distributed in coals, amongst such poor in the city, as the minister and his executors should think proper. 10s. a-year are received on behalf of the minister, in respect of the house in Coppergate, now the property of Mr. Monkman; but as to the remaining 10s. a-year, the Commissioners could not obtain any account. It

is not paid by Mr. Monkman, and the charity has, probably, been discontinued from want of a regular demand of payment.

Mary Birbeck, in 1743, left 20s. per annum, charged on a house, in Petergate, to be given to twenty sick or poor persons of the parish on New-year's Day. This annuity is received from Mr. Jackson, and distributed, by the churchwardens, on the first Sunday in the year, with the sacrament-money.

Thomas Wilson, Esq. alderman of York, in 1812, invested £100, Navy Five per Cents, in the names of four trustees, the dividends to be applied in purchasing coals, to be distributed by the churchwardens, to persons residing in, or belonging to, the parish; not more than one-fourth part to be given to persons who should have received relief from any parish, within three months of the day of the meeting of the trustees; the trustees, when reduced to two, to choose two others from the inhabitants of the parish. The dividends are applied according to the method prescribed. Mr. Wilson himself usually attends at the distribution.

ST. PETER THE LITTLE.

Besides the gift of £2 : 2, for teaching six children mentioned among the charities of All Saints, there is only one charity in this parish, which consists of an annuity of 6s. 8d. paid by Mr. Varvill, of Bridge-street, to the churchwardens, as a rent-charge-issuing out of two small tenements in Feasegate, his property. The origin of the payment is unknown. The money is given among poor people of the parish, at Christmas.

PARISH OF ST. CRUX.

Certain messuages and hereditaments, in the city of York, have, from ancient time, been vested in feoffees, in trust, for the purpose of repairing the parish church of St. Crux, and the books, ornaments, and bells thereto belonging. New feoffees have been chosen by the surviving feoffees, from time to time, the minister being always one of the number; and the estates have been conveyed accordingly. The oldest deed extant is dated in the year 1650, and the last conveyance was in 1804. The property consists of the following particulars:—

Premises and Occupiers.	Rent.		
House and butcher's shop, in the Flesh-shambles, Mr. Fowler.....	£	s.	d.
House and shop adjoining former, J. Michell	25	0	0
Dwelling-house adjoining former and shop in St. Crux church-yard, W. Palmer	20	0	0
House adjoining the secondly mentioned premises, Mrs. Bewlay	17	0	0
Public-house, called the Spotted Dog, in St. Saviour Gate, J. Underwood.....	21	0	0
Annual rent payable by the Corporation of York, and of ancient rent of 3s. 4d. per annum, payable to the poor on Candlemas-day, under the gift of Elizabeth Taylor.....	30	0	0
	9	0	0
	<hr/>		
	£122	0	0
	<hr/>		

The feoffees are also possessed of a school-room in Whipmagate, in the occupation of the Rev. John Overton; they also receive some trifling annual sums, as rents, for the occupation of small pieces of ground, formerly part of an old churchyard. Out of the rents of the feoffment-estates is paid, yearly, for bread, about £25, which is distributed, by the churchwardens, every Sunday, among poor persons chosen at a vestry-meeting; and £1 : 12 a-year is paid to a schoolmistress, for teaching four poor children to read. The remainder of the rents is expended in the repair and ornament of the parish church.

The sum of £100, left by *Ann Spooner*, the interest to be given to ten such poor families of this parish, as the rector and feoffees should think most deserving, on the 23d of December, was invested in government stock, and the dividend, £4 : 4, is divided, equally, among ten poor widows, by the rector and feoffees.

Christopher Hutton, Esq. in 1723, devised his houses and lands, in Nowtegate-lane, upon trust, to distribute one half the rent for the benefit of the blue-coat boys, within the city, and the other half to the poorest housekeepers, within the parish of St. Crux, and the trustees were to have, yearly, 10s. for their trouble. The property belonging to this charity produces £9 : 16 per annum, and is applied as directed by the donor. Mr. Gray, one of the feoffees of the church estates, is the sole acting trustee. The Commissioners recommend the appointment of two additional trustees.

There are some other payments in this parish, for sermons,

and for bread to the poor. Sir *Robert Walter*, in 1612, left £6, yearly, to the minister, and now payable by the Corporation. *George Spence*, in 1623, gave 10s. a-year to the minister for a sermon, on 2d of April, and 10s. a-year to be distributed in bread among the poor; which he charged on a house, in the Great Shambles, now the property of Mrs. Bell. *Bettriss Hudson*, in 1634, bequeathed, out of her house, in Fossgate, 20s. to the minister, for sermons on St. Bartholomew's and St. Matthias's Days, and 20s. to the poor, to be distributed in bread, 10s. on each of the said days. This rent-charge is paid by Mrs. Court, the proprietor of the premises. *William Weddall* left to the poor £5 per annum, payable by the Corporation. *John Tomlinson* gave 10s. to the minister, for a sermon, on the 16th of March, and 20s. to the poor of the parish on the same day, which sums are charged upon a messuage, in Fossgate, the property of Mrs. Johnson. *John Straker*, in 1669, devised his lands in Holtby, subject to the payment of 20s. a-year to the poor, and 20s. a-year to the minister, for a sermon, on the 24th of July; and he devised the residue of the rents of his said lands, in trust, for the poor of Holtby.

George Stockton left 10s. a-year to the minister for a sermon, on the second Sunday in May, and 12d. in bread, to be distributed on the second Sunday in every month. These sums are paid by Mrs. Eyre, of Pontefract. *Robert Davye*, in 1716, left, for a sermon on the 5th of November, 10s. and, to the poor on the same day, £1 : 10 a-year, and he charged, with the pay-

house, in Fossgate, now property of Jacob Alderson. *Micas*, in 1725, gave, for on, on the 1st of January, to the churchwardens, for poor widows of St. Tri-lospital, 6*d.* a piece; and poor of the parish, 5*s.*; and aged, with the payments, se in Fossgate, now the y of Miss Nightingale. *Kitchhead*, in 1727, gave poor 20*s.* a-year, out of a n Hosier-lane, which sum ved from the Corporation. *ret Mason*, in 1732, gave year, for a sermon, on the August, and 20*s.* a-year, poor on the same day; charged, with the pay-a house in Fossgate, now perty of Messrs. Botterell chardson. Lastly, *Edith* in 1663, gave to the poor year, out of the rents of ses at Fossgate, now the y of Mr. Dawson, pay-n the 11th November t May; and to the mi-for two sermons on those 20*s.* yearly; she, also, almshouse, for two poor, with an allowance of h, yearly. These several e paid according to the in-s of the respective donors. mshouse given by Edith consists of two rooms, ove the other, at the upper a yard belonging to Mr. n's house, in Fossgate; pt in repair by the trustees feoffment estate, and is ed by two poor widows, at a vestry-meeting. e other charities in this are mentioned in the table of factions, which appear to een lost, and no precise ation could be obtained re-g them.

PARISH OF ST. CUTHBERT.

Sir *Martin Bowes*, about 1721, left £50 to the lord mayor and aldermen of York, the interest, at £6 per cent. to be distributed on Martinmas-day, after divine service, in St. Cuthbert's church, as follows: to the lord mayor, 3*s.* 4*d.*; to six aldermen, 6*s.*; to the esquires, 1*s.* 4*d.*; to the minister, 4*s.*; to the churchwardens, 3*s.* 4*d.*; to the parish clerk, 1*s.* 8*d.*; for the repairs of the church, 13*s.* 4*d.*; to the poor, in bread, £1:6; to St. Thomas's Hospital, 1*s.* The sum of £2:10 per annum is paid as interest of the legacy, and is apportioned in the same manner as the sum of £3 per annum, the amount of the sums specified in the will.

The legacies of £5, given by *Margaret Mason*, £3, by *Francis Kellam*, and £20, by *Thomas Coates*, all for supplying bread for the poor, were applied for the use of the parish, and the interest is now raised out of the poor rates.

Mrs. *Jane Stainton* gave, to the minister of this parish, a garden, in Friars, in Castlegate-lane, York, and directed that, in respect thereof, he should preach an anniversary sermon, on the 5th November, and pay 10*s.* a-year for the education of two poor girls, of the age of six or seven, until they should be eleven or twelve years old, and also give 5*s.* in bread, to such poor persons as should be present at the sermon. The minister is in possession of this garden, which is worth about £5:5 a-year. The sum of 5*s.* a-year for bread has been regularly paid; but, from mistake and want of knowledge of the charity, the sum of 10*s.* a-year, for educating two poor girls, has not been paid during the inc...

of the present rector, which commenced in 1818. This payment, however, will be resumed, and the money will probably be applied for the education of two poor girls at the national school.

Sarah Scott, who died in 1823, left to the minister and churchwardens of this parish, £50; to the minister and churchwardens of the parish of St. Dennis, £30; and to the minister and churchwardens of the parish of St. Margaret, £20, upon trust, to be invested in stock, and the dividends laid out in coals, to be distributed, yearly, in the winter season, among such poor inhabitants in the several parishes as should most constantly attend divine service at the respective parish churches, at the discretion of the minister and churchwardens, and of the trustees. The trustee or trustees of these legacies were to be elected by the parishioners in vestry.

PARISH OF ST. DENNIS.

The church estate, which has been held from ancient time for the use and services of the church in this parish, is vested in feoffees, and was last conveyed, in 1806, to George Dodsworth and seven others, upon trust, after payment of £300, borrowed upon mortgage, to permit the churchwardens in this parish to receive the rents, and bestow them in the reparations of the church and ornaments, with a proviso that, on the death of six of the feoffees, the survivors should convey to such persons as the parishioners in vestry should choose. This property consists of—1. A shop and certain tenements in Walmgate, held by Mrs. Fawcett, un-

der a lease for twenty years from 1810, at the annual rent of £28, which was the best rent that could be obtained. 2. A garden, in the parish, of somewhat less than a rood, let to William Laborn, at the yearly rent of £6 : 11, being the full value. 3. A piece of ground adjoining the latter, containing about half a rood, held under an old lease, for ninety-nine years, which will expire in about three years, by James Melross, at the yearly rent of 8s. 4. A small house and bakehouse, in Walmgate, in the parish of St. Margaret, held by Mrs. Harper, at the rent of £11, being the full value. Total rent of the church estate, £45 : 19 per annum.

The POOR'S ESTATE, consists of a close of 2s. 3r. 14p. in Heworth, near York, and was purchased, wholly or in part, with the sum of £120, the amount of sundry benefactions, which had been given for supplying bread for the poor. The close is let to George Wright, as yearly tenant, at the rent of £13, which is the full value.

The rents of the church estate and of the Heworth land, amounting to £58 : 19 per annum, together with some small annual quit rents, amounting to £1 : 0 : 1, payable in respect of certain premises in York, of the origin of which no satisfactory account can be given, are paid to the churchwardens, and carried to one general account, and, from the amount, they pay the yearly sums of £5 as interest of Fothergill's charity; 10s. a-year to the minister in respect of Yeoman's gift; and an annual sum sufficient for purchasing a quantity of bread, to the amount of £6 : 1 : 4 per annum, which is given away among

fourteen poor persons, every other Sunday, and an additional quantity, to the value of £1, given away on Whitsun Tuesday, partly in respect of Fothergill's gift. The remainder of the rents is applied for the repairs of the church, the expenses attending the celebration of divine service, and keeping the clock in order, and the salaries of a vestry clerk and sexton.

Fothergill's legacy of £100, in 1767, for the poor, was applied, about the year 1794, towards defraying the expense of building a wall round the churchyard, and making a palisade, and since that time, the sum of £5 a-year has been paid as interest of the legacy, as already noticed. *Yeoman* gave £20 for the payment of 10s. a-year, for a sermon on Whitsun Tuesday, and 10s. a-year for purchasing bread for the poor that should come to hear the sermon. The interest of this legacy is also paid out of the church and poor estates. The sum of 10s. a-year, given by *Philip Eshe*, out of a house in Daviegate, in the parish of St. Helen's, to the minister, for preaching a sermon on Easter-Monday, is received by the rector or his agent.

HOLY TRINITY, MICKLEGATE.

In 1784, *Tabitha Bower* conveyed £1400, Three per Cent. Reduced Annuities, upon trust, to four persons, that the dividends should be equally divided among the townships of Aislaby, Eskdaleside, and Ugglebarnby, in the parish of Whitby, and the parish of Holy Trinity, Micklegate, in York, for the benefit of the poor, not receiving alms of these places, respectively. The writings relative to this gift were

to be under the care of the minister and wardens of St. John's chapel, in Eskdaleside. The parish of Holy Trinity receives ten guineas a-year under this benefaction, which is distributed among the poor, by the churchwardens. Mr. Swann, of York, is one of the trustees, but the stock has not been transferred as it ought to be, but stands in the names of the original trust, of whom Mr. Skinner is the only survivor.

In 1565, *Isabel Ward* conveyed two messuages, in Trinity-lane, in York, to the use of the poor of the parish; and the feoffees covenanted, yearly, on the 2d November, to give to thirteen poor people of the parish, one penny each, and to dispose of the residue of the rents, at their discretion, in the same parish. The present trustees of these premises are Thomas Beal, William Hotham, Thomas Swan, Robert Swan, William Duffin, and James Walker. The property consists of two small houses, with yards, one in the occupation of Richard Dalby, as yearly tenant, at £15, and the other of Richard Hands, as yearly tenant at £5:10 per annum. There is a small surplus in the hands of the trustees on account of this charity, which it is proposed to augment to £150, Three per Cent. Stock, as a provision to answer any emergency; and, when the stock is raised to that amount, to distribute among the poor the whole of the rents and of the dividends, which will then amount to £25 a-year.

A close on the mount, without Micklegate-bar, containing about one acre and a quarter, has been held, immemorially, for the use of the parish church.

The land used to be let to the highest bidder among the parishioners, at a vestry meeting; but, in 1823, it was let to Messrs. Steward and Calvert, for seventy years, at the yearly rent of £10, with a covenant, on the part of the lessees, to lay out £2000 in buildings. The terms are considered advantageous to the parish. The rents have uniformly been carried to the same account with the church rates.

A rent-charge of 20s. left by *Christopher Waide*, is now paid by Mr. Watson, the occupier of a house in Micklegate; another of 10s. left by *Abraham Smith*, is paid on account of a house occupied by Miss Palmer and Miss Ellis: both annuities are distributed with Ward's charity.

The several sums of £10 given to the poor by *Elizabeth Hinde*; £13 given by *John Green*, the interest to be given in bread to the poor; and £7 given by *William Green*, for the same purpose, were laid out in the purchase of certain copyhold lands within the manor of Acomb, which were surrendered to trustees, the profits arising therefrom to be distributed, in bread, to the poor. The property is now let to Mr. Creaser, as yearly tenant, at £5 : 6 a-year, which is applied in the purchase of bread, given away at the church every Sunday.

Mrs. *Elizabeth Gibson*, in 1792, gave, to the minister and churchwardens, £10, and she ordered that the interest should be divided, annually, on Christmas-eve, in equal portions, amongst six poor housekeepers resident in the parish. Ten shillings on account of this legacy have been distributed, through mistake,

among ten poor housekeepers, instead of six only; but it is intended to adhere to the donor's directions.

THE UNITED PARISHES OF THE HOLY TRINITY, GOODRAMGATE, AND ST. JOHN DELPIKE.

Jane Wright, by will, in 1675, left £1000, to be invested in land, and the rents to be disposed of by the minister and churchwardens, with the consent of the vestrymen of the parish of Goodramgate, in apprenticing boys and girls, inhabiting the said parish, or in setting them up in trade, or in relieving poor widows or housekeepers, the will of the testatrix being that the whole produce of the rents should be expended in one or more of these objects; and she also bequeathed the residue of her estate to be applied in a similar manner.

The proceeds under the will of Mrs. Wright were invested in the purchase of lands at Rufforth, Poppleton, and of premises in Goodramgate. The estate at Rufforth consists of a farm, comprising a house with outbuildings, two cottages, and several closes, containing, together, 123a. 3r. 19p.; and another farm, comprising two houses, and several closes, containing, together, 112a. 1r. 34p. One of the farms is let to Mrs. Jackson, as yearly tenant, at £160 per annum, the other to John Dodsworth, as yearly tenant, at the same rent. The premises in Goodramgate are held by Mr. Lawton, one of the trustees, as yearly tenant, at the rent of £15 : 15, which appears the fair value. The estate at Poppleton is let to Mr. Carr, as yearly tenant, at the rent of £34,

which is the fair value. Total annual rents, £369: 15 a-year.

In consequence of a doubt having arisen, soon after the testatrix's death, as to the parish intended by her, under the description of the parish of Goodramgate, it was finally settled that two-thirds of the produce, under the will, should be distributed to those entitled, within the limits of the parish of Holy Trinity, in Goodramgate, then called the Upper Parish, and the remaining third to those within the limits of that part of the parish of St. John Delpike, which was united to the parish of Holy Trinity, and then called the Lower Parish. The charity is under the management of the minister and churchwardens of the Holy Trinity, Goodramgate, and twelve persons, called vestrymen. The rents of the estates are applied in discharge of the interest of the benefaction-fund mentioned below; in defraying certain payments to the minister, &c. amounting to £13 per annum; and the remainder in apprenticing children, setting them up in trade, and in a distribution of money among the poor. There is, also, an expenditure of £4:4 on occasion of visiting the charity-estates, which happens every two or three years. All boys and girls, born and inhabiting in the united parishes of the Holy Trinity and St. John Delpike, for whom application is made, are apprenticed, such of them as belong to the parish of the Holy Trinity, with premiums of £10 each, and those belonging to St. John Delpike, with premiums of £8 each. The apprentices, on the termination of their service, receive each of them the same sums as were paid for their re-

spective apprentice-fees, by way of setting them up in trade. The clear surplus which remains, after all expenses are defrayed, is distributed, two-thirds of it among poor widows and housekeepers of the parish of the Holy Trinity, not receiving parochial relief, and one-third among poor persons of the same description, of the parish of St. John Delpike, on the first Monday in January and the first Monday in July. The sums given to individuals are of various amount, from £1 to £10. The rector, churchwardens, and vestrymen select the poor persons of the parish of the Holy Trinity, and they divide the portion of the funds, set apart for the poor of St. John Delpike, among such poor persons, and in such proportions as are recommended by the churchwardens of that parish. The accounts of the charity are settled, yearly, on Easter Tuesday.

It has been represented, on the part of some of the parishioners of St. John Delpike, that the body of vestrymen ought not to be constituted exclusively of parishioners of the Upper Parish; and it appears to the Commissioners that, according to the terms of the will, it would be more conformable to the foundress's intention if one-third of the vestrymen were chosen from the former parish, and the churchwardens of that parish were admitted to act with those of the Holy Trinity; and if the advantages of the charity were dispensed, in all respects, in the proportion of two-thirds and one-third, as between the two parishes.

The benefaction-fund, alluded to above, was formed of the following gifts, viz. £50 by *Martha*

Sugar, and £50 by *Elizabeth Sugar*, for providing coals in winter for poor housekeepers; £20 by *Mrs. Thornill*, for educating poor girls; £50 by *Roger Hayten*; £5 by *George Potts*; £5 by *Phineas Bull*; and £5 by *John Geldart*, all for bread for the poor; and £12 by various persons, for a distribution of money at Easter and Christmas: these sums were invested in government stock, which was sold, in 1820, and the produce, £224:9, was lent to the trustees of *Mrs. Wright's* charity, at interest of five per cent. A part of the interest is applied in the education of two girls, the remainder in the purchase of bread and coals.

In the parish of *St. John Del-pike*, the sum of £20:10, the amount of benefactions for the poor, given by persons named *Johnson*, and others, is in the hands of four persons, called feoffees, whose number, when vacancies occur, is kept up by the election of new feoffees by those who remain. Each feoffee pays 4s. 6d. a-year, as interest of the money, and the whole is laid out in the purchase of bread, which is given, on Thursday in Easter week, among such poor persons, living in the parish, as the feoffees consider most deserving.

PARISH OF ST. JOHN, MICKLE-GATE.

Francis Duckworth, in 1710, gave, to the parishioners, his dwelling-house, upon trust, to pay, out of the rent, 10s. per annum, to the minister of the parish, and the residue to be distributed to the poorest householders and inhabitants. The present trustees of this property are the *Rev. James Richardson*,

Mr. Catton, *Mr. Walker*, *Mr. Watson*, and *Mr. Beadle*. The premises, until 1811, consisted of a public-house, with certain buildings attached, near *Osse-Bridge-end*, in *Mickle-gate*, and were let for £20 a-year. Various improvements have been subsequently made in the charity estate, in the progress of which, debts were incurred that now amount to about £100: when these debts are discharged, the annual rents of the property, at the present rate of letting, will be £52:10. The present tenants of the premises are *Mr. Cham-pley* and *Mr. Cuthbert*. The sum of 10s. a-year has been paid to the minister, out of the rents, and the residue, not required for interest or current expenses, has been given to the poor.

The sum of £10:10 is, yearly, distributed in bread to the poor of this parish, and £14:11:8 in coals, arising from the benefactions of individuals, and which is secured either on houses in York or the public funds.

ST. MARGARET WITH ST. PETER-LE-WILLOWS.

Richard North, in 1598, gave £10, to be lent to five inhabitants of this parish, and the interest, at the rate of 1s. in the pound, to be paid to the churchwardens and distributed among the poor, on *St. John's Day*. The gift has been long at interest with the Corporation of York, and the sum of 10s. a-year is annually paid by them to the churchwardens, and distributed in bread among the poor on Christmas-eve.

The sum of £50, given by *Ann Chadwick*, in 1775, the interest to be distributed in bread, every other Sunday, among poor per-

sons residing in the parish, is in the hands of Mr. Alderman Hearon, at interest of five per cent. which is applied as directed.

Sarah Guest, in 1749, gave, to the minister and churchwardens, £300, in trust, to apply the interest towards the maintenance of one poor man and woman, being decayed housekeepers, and legally settled in the parish. This legacy, with an additional sum of £35, acquired by means now unknown, was laid out in the purchase of two closes, called Whitaker-closes, in the township of Heworth, near York, which are now vested in the Rev. John Overton, John Mosey, Joseph King, James Addinall, and Henry Smith, surviving trustees. The closes are let to Thomas Todd, as yearly tenant, at £25 per annum, which is the full value. The sum of £13:10, being the interest of the legacy at four and a half per cent. is equally divided between two poor decayed housekeepers of the parish, and such poor persons not receiving parochial aid, as are most deserving.

Dinah Richardson, in 1788, left 50s. a-year for coals, and 50s. a-year for a weekly distribution of bread; which annuities were augmented to £150, Navy Five per Cents. by Mr. *Wilson*, the executor, and the dividends are disbursed in coals and bread, among the poor of the parish.

Robert Fell, in 1640, gave to this parish a dwelling house, then of the value of £3:10 a-year, towards the repairs of the church. It is now occupied by Mr. Jackson, at the rent of £18, which, after deducting taxes, is applied to the repairs of the church.

Several charities, mentioned in the benefaction-table, by Mr.

Agar and others, are lost, and no information could be obtained respecting them.

For an account of Winterscale's and Watter's hospitals, in this parish, see pp. 623-4.

ST. MARTIN, CONEY-STREET

Leonard Thompson, by will, in 1698, gave £500 to the minister, feoffees, and churchwardens of this parish, to be laid out in lands, of the yearly value of £25, or more, to be disposed of as follows, viz. to the poor householders of the parish, on the 23d December, yearly, 40s.; to the poor of St. Helen's parish, on the same day, yearly, 20s.; to the vicar of St. Martin's, 25s. yearly, for reading divine service, in the parish church, and preaching a sermon, betwixt eight and twelve o'clock in the forenoon, on Christmas-day, and reading the evening service, betwixt two and four o'clock in the afternoon of the same day; and also to read the morning prayers or service in the church, betwixt eight and eleven o'clock in the forenoon, on all the rest of the holidays of the said festival; the residue of the sum of £25 to be yearly applied, by the trustees, in binding poor boys of the parish apprentices. The charity estates, purchased with this legacy, now consist of forty-eight acres of land, a farm-house and cottage, in the township of Wigginton, let to Mr. Wells, as yearly tenant, at £30 per annum. Until 1819, it was the habit of the trustees to pay out of the rents the specific yearly sums only mentioned in the will; and after payment of the expenses attending the execution of the trust, and the management of the property, to retain the balance.

hand. In 1819, a petition was presented by the trustees to the Lord Chancellor for his directions, touching the application of the surplus, the result of which proceeding was, that a scheme was approved by one of the masters of the court, by which it was provided that the stipend of 25s. given to the minister should be increased to the yearly sum of £5; that the 40s. given to poor householders should be increased to the yearly sum of £15; and that the 20s. given to the poor of the parish of St. Helen's should be increased to £13 a-year; such sums of £15 and £13 to be distributed among such only of the poor householders of the parishes as should not receive parochial relief; that the trustees should be at liberty to apply the sum of £60 a-year [qu. £20,] for the binding poor boys of the parish apprentices in such proportions as they should think fit; and that any future surplus, to the amount of £20 or upwards, might also be expended in putting out boys apprentice. The accounts are usually examined once a-year at a meeting of the trustees.

The other charities in this parish consist of the Parish Estate and sundry gifts and doles. It appears, by several ancient deeds, that certain messuages and tenements in Coney-street have been held, by feoffees, in succession, for the sole benefit of the parish of St. Martin, for the relief of the parishioners, the repairing of the church, and other parochial uses. These premises consist of—
1. A house, with a smaller house behind it, in the Church-lane, let to John Earnshaw, at the annual rent of £30. 2. A house adjoining the Black Swan, with

part of the yard behind, forming a part of the inn premises, and held by James Barber, under a lease for ninety-nine years, from 1735, at the rent of £5:10, the lease containing covenants to rebuild the messuage, according to the then modern way of building. 3. A house in the church-yard fronting Coney-street, held by William Haden, for ninety-nine years, from 1744, at the rent of £3 per annum. 4. A messuage, with a garden behind, in the occupation of Mrs. Townend, at the rent of £5. The lease of this property was renewed for a term of twenty-two years, to commence in 1817, on a very inadequate consideration, but the present trustees think it not advisable to risk a lawsuit to set it aside. The premises are supposed to be now worth £40 a-year. 5. A messuage, consisting of six apartments, in the church-yard, held by the overseers of the poor, without rent. There is also included in the feoffment estate certain property at Wistow, comprising 6a. 1r. 30p. now let to Mr. Fearby at the rent of £15. Mrs. Wright, also, in 1670, devised a house, in Coney-street, now occupied by Mr. Midgley, at the rent of £40, upon trust, to pay 10s. for a sermon in St. Martin's church, on St. George's Day, and 50s. to the poor of the parish, on the same day; the residue of the rent for repairs.

The total annual rent of the feoffment estate is, at present, £88:10 per annum, of which £9:10 a-year is expended in sermons and bread for the poor; the residue in repairs of the church, churchwardens' expenses, and the church rate.

The allowances for sermons on St. George's Day, the 31st

of January, the 27th of February, and Christmas-day in the afternoon, amount to 40s. and the interest of £20, in the hands of the minister of the parish. £5 is yearly received from the Corporation of York, on account of the gift of Mrs. *Musgrave*, and a rent-charge of 7s. from *Beanhill's* orchard, the gift of *Edward Hutchinson*, and on account of which distributions of bread are made at Christmas, Easter, and Whitsuntide.

ST. MARY, CASTLEGATE.

Elizabeth Saville, in 1649, left a messuage in Jubbergate, York, to the intent that 40s. of the rent should be paid to a minister for four sermons, to be preached in the parish church of St. Mary, on Christmas-day, Easter-day, Whitsunday, and Michaelmas-day, and that the residue of the rent should be distributed among the poorest of the parish, immediately after the sermon on each day. The unexpired term of seven years, the remainder of a long lease of this property is now vested in Mr *Graveley* and Mr. *Ledger*, at the yearly rent of £4, which is applied as directed. The messuage is worth fourteen guineas per annum.

On account of the donations of *George Buck* and *Frances Barker*, the sum of £5 is yearly received from the Corporation of York; of which £2:10 is for the minister, 10s. for bread to the poor, and £2 to a schoolmistress for teaching six children.

Thomas Barker, in 1724, gave, to the poor of this parish, £3 a-year, out of the rent of his house in Castlegate, to be paid on the 24th December and 24th June. This annuity is paid by

Mr. *Tuite*, proprietor of the house, and is distributed on the days mentioned by the churchwardens, in sums of one and two shillings a-piece.

The sum of £3 per annum, charged, by *Thomas Dalkin*, on a house in Castlegate, towards the repairs of the church, is paid by Mr. *Samuel Cowling*, the present owner of the premises, and is applied with the money levied under the church rates.

The remaining charities of this parish consist of several small donations, which have been invested in the public funds, and on account of which the churchwardens distribute bread, on festival days, to the amount of £10 per annum.

PARISH OF ST. MAURICE.

Thomas Agar, in 1731, gave a piece of land in Bishopthorpe, one-half the rent to be given to the poor of this parish, the other half to be employed to the use of the church. The minister and churchwardens act as trustees in the management of the estate, which now consists of a close of 7a. 37p. in the parish of Bishopthorpe, and is let to Mr. *Reed*, at the yearly rent of £20:10. The rent is applied agreeably to the intentions of the testator.

The sums of 6s. a-year, given by *Thomas Lasenby*, out of a house in Monkgate, the property of Mr. *Lund*; 10s. a-year given by a person unknown, out of a house in Monkgate, now used as a Grey-coat School; and 2s. 6d. a-year given by a person unknown, out of two houses, one of them a blacksmith's shop, in Monkgate, the other, a small grocer's shop, joining, all for repairs of

church, are received and applied to that purpose.

Mrs. *Houlby*, in 1730, gave, to the minister and churchwardens, £50, to be put out at interest, of which 10s. was to be paid to the minister for a sermon upon the 5th of July, and the remainder for bread, to the poor of the parish. This legacy was applied, about the year 1763, towards the purchase of a workhouse, and 50s. a-year are paid, as interest, by the overseers, to the purposes of the donation.

The interest of a gift of £50, by *John Clapham*, for bread, and of *Elizabeth Clapham*, to the same amount, for coals to the poor, is applied agreeably to the directions of the donors.

ST..MICHAEL SPURRIERGATE.

It is not known how the poor

estate in this parish originally became appropriated to public uses. The earliest deed respecting it is dated in 1599, being a conveyance, from *Thomas Appleyard*, to fifteen persons, as trustees, upon trust, to permit the churchwardens to receive the rents, to be applied to the repair of the church, and as a provision for books, bells, clothes, surplices, and other ornaments, and also for the relief of the poor of this parish, and such other godly uses as the churchwardens, with the consent of the trustees, should deem expedient. In some later conveyances, the trust is stated, in more general terms, to be for the public use and benefit of the parish of St. Michael. The property consists of the following particulars :—

1. A house, in High Ousegate, let to *William Blanchard*, on lease for seven years, from 1819, at the yearly rent of £33, about the fair value. The property appears to have been formerly on lease to *Mr. Jennings*, one of the trustees, at a very inadequate rent.

2. A house, in the same street, let to *John Tate*, for twenty-one years, from 1821, at £30 a-year, the lessee covenanting to expend £200 in improvements.

3. A messuage and stable, in Carrgate, or First Water-lane. The former is let to the overseers of the poor, at £5 : 8 per annum ; the latter is held by *Thomas Sanderson*, at the yearly rent of £2, which is less than the present value.

4. A house, in Spurriergate, in the occupation of *Joseph Wood*, under a building lease, at the rent of £8 : 15.

5. A messuage, in Spurriergate, held by *Mr. Taylor*, as the absolute owner ; he purchased the premises as freehold, and there appears little probability of recovering the property.

6. A dwelling-house, in Spurriergate, on lease to *Mr. Ellis*, for fourteen years from 1822, at the yearly rent of £21, the lessee covenanting to lay out £60.

7. A messuage, in Jubbergate, now in the occupation of *Richard Catterton*. A lease of this property appears to have been granted in 1641, for 1000 years at the annual rent of 12d. if demanded. No particulars can now be ascertained of the circumstance under which this extraordinary lease was granted, and the rent of 1s. has not been paid for many years.

8. A house, in Coppergate, in the occupation of *Mrs. Thornton*, as yearly tenant, at the rent of £10, about the fair value,

9. A tenement in Spurriergate, adjoining the north side of the church, part of it being over the vestry, and held by *Mrs. Simpson*, at the rent of £1 per annum, being the rent reserved by a lease, in 1693, for 200 years from Martinmas in that year. The circumstances under which the lease

PARISH OF ST. MICHAEL, SPURRIERGATE. 641

anted are wholly unknown. The premises are worth £10, or less, per annum.

A cellar, in the First Water-lane, let to Mrs. Cantley, as yearly at £1 : 5 a-year, being the full value.

An annual rent of 1s. 2d. arising from a piece of ground in Gilligate, the rent reserved by a lease, in 1591, for 1000 years. No information could be given respecting the granting of this lease.

The feoffees were also possessed of a messuage in Spurriergate, and in Nether Ousegate; but these premises were sold, under the authority of an act of parliament, for re-building the Ouse-bridge. The proceeds of this sale, and the further sum of £300, borrowed for the purpose, were applied towards re-building a part of the church, which had been taken down, in order to widen the street adjoining.

For payment of the interest on a sum borrowed, and of the charities mentioned before, the income derived from the parish-estate is applied in payment of such sums of money as are expended by the churchwardens for the repairs of the church, and the other disbursements of their office, in payment of a church-rate. The accounts of the feoffees and of the churchwardens are annually presented at a vestry-meeting, and are examined by auditors, appointed by the parishioners.

It appears to the Commissioners to be the duty of the feoffees to make provision for the discharge of the money borrowed, and also for the restitution of the sums arising from the sale of the trust-premises, and of under the powers of the act for enlarging the bridge, and that some portion of the proceeds should be annually ap-

propriated to the raising a fund for such purposes. There has been no appointment of new feoffees since 1794; and, as the three surviving feoffees are all of advanced age, and having ceased to reside in the parish, and one of them is very infirm, it has become expedient that new feoffees should be chosen without delay. Some dissatisfaction has prevailed in the parish respecting the management or letting of part of the property; and, in a few of the instances which are noticed above, it appears that if the feoffees were not influenced by undue regard to the interests of some of their own body, they did not, at least, take such measures to prevent the possibility of suspicion of their being so influenced as, in prudence, they ought to have done. The following gifts in this parish are for the minister and for bread for the poor.

Donors.	Purposes.	Yearly Sums.			By whom paid, and on what charged.
		£	s.	d.	
Cotterell	Minister	5	0	0	{ Corporation of York.
Moseley ..	Minister	4	0	0		Tenant of Mrs. Peck; house in High Ousegate.
Northwaite ..	{ Sermon, 16th April	0	10	0	{ Feoffees of parish-estate.
	{ Bread	0	2	0	
Wood	{ Sermon, Easter-Sunday ..	0	10	0	{ Ditto.
	{ For the prior, on every Sunday	2	0	0	

Robert Darley	{ Sermon, Good-Friday ..0 10 0..	{ Feoffees of pa-
	{ Bread the first Sunday of	rish-estates.
	{ every month .....0 13 0..	
Isabel Cuthbert	{ Bread for poor housekeep-	{ Ditto.
	{ ers every Sunday ....5 0 0..	
Donor unknown....	Minister .....0 6 8..	{ Mr. Alderman
		Hearon ;
		house in
		Ousgeate.
Samuel Manklin. . . .	{ Sermon, St. John's Day ..0 10 0..	{ The proprie-
	{ Bread on the same day ..0 10 0..	tor of ground
		at Walm-
		gate - bar,
		now built
		upon.
William Shaw.	Bread every Lord's Day ....5 4 0..	{ Mr. Jewitt ;
		land at Barl-
		by, near
		Selby.
Thomas Nayler	{ Sermon, 9th December ..0 10 0..	{ Edward Day ;
	{ Bread on the same day ..0 10 0..	a house in
		Spurrier-
		gate.
Peter Richardson . .	{ Sermons on Christmas-day	{ Mr. Dawson ;
	{ and Whitsunday .....1 0 0..	land at Ox-
	{ Bread, 2s. worth every	ton, near
	{ Sunday .....5 4 0..	Tadcaster.
		—N.B. The
		sum of £6
		only is paid.

In satisfaction of these donations to the poor, the churchwardens expend about £18 a-year in the purchase of bread.

Mrs. Gibson, in 1782, gave £20, the interest to be given among twelve poor housekeepers, on Christmas-eve; which is disbursed accordingly.

William Hutchinson, in 1770, left to the feoffees of the parish-estates, £300, the interest to be disposed of as follows:—To the rector, £3, yearly, and 20s. more for preaching sermons on the first Sunday in January and the first Sunday in May, with 5s. in bread, to the poor attending each sermon; £6 a-year to two poor tradesmen or tradeswomen residing within the parish, on every Christmas-day; and, after those annual payments, any surplus remaining of the interest

to be distributed, in money or bread, about Christmas. The legacy was laid out in the purchase of stock, and the dividends are applied in conformity with the directions of the will.

In 1802, Thomas Briggs left, to the parish-trustees, a tenement, in First Water-lane, near the King's Staith, upon trust, to be occupied by two poor persons, and the interest of £80, to be applied to their use. These premises consist of two rooms, one above the other, with a cellar below, and are occupied by two poor persons belonging to the parish, appointed by the parishioners at a vestry-meeting. The interest of £80, at five per cent. is equally divided between the occupiers of the tenement, once a year, at Christmas, together with an addition of 4s.

iven by the feoffees, in compliance with a request of Mr. Briggs, to that effect.

ALL SAINTS, NORTH-STREET.

The parochial estate in this parish is under the management of feoffees, part of it being appropriated, under ancient feoffment-deeds, "for the repair of the parish-church, the maintenance of the minister, the relief

of the poor, and for such other godly uses as, to the churchwardens of the parish, with the consent of the feoffees and major part of the inhabitants, should seem meet and convenient;" and other part having been given by *Thomas Atkinson* and *Peter Middleton*, for the use of the poor. It consists of the particulars, and is let in the manner following:—

		Yearly Rents.		
		£	s.	d.
<i>In Tanner-row, in this parish.</i>				
Four messuages, with gardens attached to two of them		48	5	0
A garth, let to William Coates		4	10	0
A house, and building behind, subdivided into five small tenements		11	10	0
A garden, let to George Simpson.....		1	11	6
Two stables, in the occupation of Robert Foster and another		5	11	6
A house, garden, and stable, let to Mrs. Collet.....		20	0	0
A small orchard, let to Robert Foster		5	0	0
<i>In North-street.</i>				
A dwelling-house, garden, and out-offices, occupied by George Simpson, under a building-lease		10	10	0
A house and yard, let to Robert Foster		4	0	0
Three cottages, adjoining the church-yard, in the occupation of poor persons, rent free				
A messuage, in Castlegate, let to Isaac Spencer.....		30	0	0
Rent-charges, or annual payments.....		3	5	8
		<hr/> £144 8 8 <hr/>		

The parish-estate is subject to the payment of interest on certain charity-funds, the principal of which has been, at different times, expended in repairs of part of the premises. After provision made for such interest, there are paid out of the rents the yearly stipends of 20 a-year to the rector, five guineas to the parish-clerk, and five guineas to the sexton, and the remainder of the rents is laid out in repairs of the parish-church, under the direction of the feoffees and churchwardens.

The charities' funds mentioned consist of a benefaction of £200 from Mrs. *Harland*; £25 by *Widow Waid*; £100 by *Ann*

Orfear; and £100 by *Dorothy Bowes*; the interest of the first of these donations, £8 a-year, is distributed, by the feoffees, at Christmas, among poor persons not receiving parish relief; and the interest of the three last is laid out in coals, which are distributed, in the winter, among poor persons selected by the minister and churchwardens.

ST. MARTIN-CUM-GREGORY.

The POOR'S STOCK of this parish consists of £1000, Three per Cent. Consols, standing in the names of four individuals, who act as trustees for the poor. The fund has arisen partly from the investment of benefactions

and sums of money left to be lent out to poor persons, and partly from savings of income and accumulations of interest and profit. It has been usual to apply the interest of this fund in the distribution of 40s. yearly, among four poor widows, and apply the remainder, so far as it is required for the purpose, to the apprenticing of poor children, with premiums of £5 each; but the population of the parish being small, there have been considerable savings of income, which have accumulated; and in order to render the charity-fund more generally useful, it is intended to increase the premiums given with apprentices, and to lay out part of the income in increasing the quantity of bread distributed at church under some of the gifts alluded to.

The CHURCH-ESTATE consists of some houses in Micklegate, and is appropriated to the repairs of the parish church. In 1822, the buildings on the ground being in a dilapidated state, the property, including a small piece of ground belonging to the feoffees of the poor's stock, was leased, in consideration of £200, to Mr. Oldfield, for fifty years, at the reserved rent of £8, the lessee covenanting to lay out £1200 in erecting three substantial houses. Part of the purchase-money was paid to the feoffees of the poor's stock, and the remainder applied

in repairs of the church, to purpose, also, the reserve is appropriated.

Matthew Hill, in 1665, 10s. a-year for a sermon on Matthias's Day, and 10s. to find bread for the poor. yearly sums are charge lands, anciently called Y fields, in the parish of St. Bishophill, the younger, the property of John Perrott, Esq.

Roger Sawney, in 1695, £50, the interest to be applied finding bread for the poor. benefaction was laid out, in the purchase of a rent-charge of £2 : 10 a-year, issuing an estate at Osgoldby, the property of George Dawson.

Samuel Breary gave 10 year, payable out of dwellings in Micklegate, which is now the property of Dent, and the others of Seagraves, to be distributed to the poor every Trinity Sunday. These rent-charges, except 10s. a-year for a sermon, are laid out in bread, which is distributed weekly at church, among persons attending divine service.

ST. MICHAEL-LE-BELFRE

The feoffee-estate, in St. Michael-le-Belfry's, which is under the management of persons chosen by the parishioners, consists of the particulars, as let at the rents following, viz.

House in Petergate, to William Bingley.....	£ 32	0
Ditto, to Elizabeth Watson.....	16	4
Messuage and garden, in Monkgate-without-Bar, to Francis Carbutt	30	0
Ditto, to George Sutton	28	0
Ditto, to William Robinson.....	18	0
Ditto, to Michael Ball.....	16	0
Land near St. Maurice's Church, let for burial-ground,		

to the Churchwardens of St. Michael-le-Belfry 8 0

All the lettings are from year to year, with the exception of the last, which is for a term of forty years: the rents are

value. Part of the profits acquired under the bequests of persons named Bollingham, Bower, and t, and on whose account is yearly applied in charitable payments; the residue of, after providing for rent and other out-goings, is to the most deserving poor, receiving parochial assistance in sums varying from 10s. on the recommendation of the vestry.

The remaining charities in this parish consist of rent-charges to the amount of £6 : 2 per annum, which were left either to be distributed in money or bread to the poor and are applied agreeably to the intentions of the donors. There is also, £160, Three per cent stock, and £131 due on a bond for a bread-fund for the poor. *John Allen* left a bequest which was applied to the purchase of enclosing the burial-ground, and the interest, 30s. a year, distributed, in sums of 1s. a piece, to poor persons. *Robertostobadie* left £50; *Ca. Wombwell*, £200; and *Ascough*, £50: these bequests, amounting to £300, were secured by two bonds, at interest of five per cent. which is applied to charitable purposes.

ST. WILFRID UNITED WITH ST. MICHAEL-LE-BELFRY.

The earliest document relative to the feoffee-estate of this parish is a deed of feoffment of the year 1542, being a conveyance of the property in the parish of St. Wilfrid, "for the behoof of the church and parishioners of the parish, and their successors, towards the maintenance of the parish-church, and the

help of the poor of the said parish." The trustees nominated on each new appointment have been six in number, and are described in the deeds as chosen by the inhabitants of St. Wilfrid, in vestry assembled. The last conveyance to new trustees was in 1798, and of the trustees then appointed two are living. The trust-property consists of two dwelling-houses, in Blake-street, on the south side of and adjoining the York assembly-rooms, with a yard and garden, and sundry out-buildings behind, in the possession of Mr. Wormald, solicitor; another messuage and yard, in Blake-street, adjoining the former, in the possession of Mr. Etridge, innkeeper; and a small piece of ground, adjoining Mr. Wormald's premises and the assembly-rooms, on which an out-building, attached to the latter, has been erected by the proprietors of the rooms. It is probable, part of the property was anciently the site of the parish-church, and the yard adjoining the church of St. Wilfrid, which was taken down in the time of Queen Elizabeth, when the parish was united to that of St. Michael-le-Belfry. The premises in Mr. Wormald's possession and those in the possession of Mr. Etridge are held under long leases, originally granted to Francis Wyvill, one for 200 years, the other for 100 years, the former at the rent of £9 : 5, the latter £3 : 5 : 6. Both leases expire in 1904, and appear from the endorsements thereon to have been granted with the concurrence of several of the principal inhabitants. Some doubts may be entertained whether the leases for such long terms were not impro-

vidently granted; but regard being had to the circumstances of the case, the Commissioners do not feel it incumbent upon them to recommend the adoption of any proceedings, for the purpose of having the question determined. The portion of the property in the occupation of the proprietors of the assembly-rooms is held at a rent of 2s. a-year. The rents, for the last twenty years, have been all expended in the repairs of the church of St. Michael-le-Belfry, leaving nothing for the poor.

The parish of St. Wilfrid receives £1 : 13 : 4 per annum, on account of the legacy of Mrs. *Wombwell*, mentioned in the last parish, and which is distributed in bread, by the churchwardens, on the 24th December. The sum of 4s. 2d. is also paid by the Corporation of York, in respect of Farnell's charity, and which will be noticed under the head of Corporation Charities.

THE HOLY TRINITY, KING'S COURT, OTHERWISE, CHRIST-CHURCH.

The oldest writing in existence, relating to the parish-estate of Christ-church, is a deed of feoffment, of the 14th April, 1656, which recites that a messuage, with appurtenances, in Petergate, York, had, in former times, been conveyed from feoffees to feoffees, successively, to the use of the parish of the Holy Trinity, commonly called Christ-church, and purports to be a conveyance of the premises, for the benefit of the parish, in such sort, as by the parishioners, being householders, should be directed, for the public weal of the parish. Successive leases of the property, for fifty years,

have been granted by the feoffees, at intervals of ten years, upon condition of the payment of a fine of £10 on each renewal, and a yearly rent of 6s. 8d. with a covenant for renewals, on like terms, every ten years. The last renewal was in 1818, and the lease is now held by Mr. Jackson: the present value of the premises is about £40 per annum. They are subject, however, to an annual rent-charge of £2, for the poor of the parishes of All Saints Pavement and St. Michael-le-Belfry. As the covenant for perpetual renewal, at the end of every ten years, is an alienation of the trust-estate for an indefinite period, without providing for an increase of rent, proportioned to the value of the premises, it seems to the Commissioners that the legality of the original and succeeding leases may well be questioned; but they do not think it advisable to recommend proceedings for putting in question the validity or the present lease. The feoffees are also in possession of a dwelling-house, adjoining the church, in Coney-street, which is let to Mr. Dixon, at the rent of £10 : 10, being the full value. The income arising from the premises in Petergate and in Coney-street appears to have been uniformly paid to the churchwardens, and applied, with the church-rate, to the repairs of the parish-church.

Stephen Arlish, in 1674, conveyed to the feoffees a close, in Fulford, called the Shoulder-of-Mutton-close, on trust, that the rents and profits should be disposed of and distributed twice, yearly, to six poor men and women of the parish, in such manner as the feoffees should di-

The close, which contains 11p. with a stable, is let to Peckit, at the rent of £10, which is distributed to the most deserving paupers of the parish, in addition to what is given them from the poor rates according to a custom as long prevailed.

John Chambers, in 1736, gave two closes in Wiggin-lane, containing nine acres, to the Corporation in trust, to dispose of as they should see fit, upon every 1st December, to two poor house-freemen, in the city of London, not receiving alms out of the poor rates.

These closes were given to James Whitwell, at the rent of £23, which, except a sum retained for contingencies, is distributed to poor persons not receiving alms, in sums varying from 7s. to £4, according to the necessities of the respective families and neighbourhood. It has not been usual, for many years, to give the whole to more than 20 poor persons only.

John Rogerson, in 1602, gave his dwelling-house, in the Corporation, subject to the payment of 20s. a-year to the churchwardens of the parish, to be employed in repairing the parish-church, buying books, bells, surplices, and ornaments thereof; and 10s. to be paid to the parson, or curate, doing service. These rent-charges are received and applied as directed.

Johnaux, in 1631, gave his house and lands in the Corporation, subject to the payment of £6 a-year to the minister of Christ-church, for preaching three sermons a-year, and £1:10 a-year to the sexton, should be present at

the sermons, to be distributed in bread by the churchwardens. These sums are also duly paid, and applied according to the donor's directions.

Henry Tireman, in 1672, gave 52s. a-year to the use of the poor of Christ's, to be distributed in bread, twelve-pennyworth every Lord's Day, at the parish-church, and 20s. a-year to the minister, for preaching an anniversary sermon on the 19th December. These sums are paid in respect of an estate at Herworth, the property of Robert Prest, Esq. and the charity is administered correctly.

Ann Taylor, in 1675, gave 40s. yearly, 20s. to be paid to the minister for two sermons to be preached on the 19th February and the 19th August, and 20s. to be distributed to the poor, at the same time. The two sums of 20s. are paid as a charge on an estate at Fulford, belonging to John Key, Esq. Sermons are preached on the days mentioned, and the sum of 20s. a-year is distributed in bread, at the church, to the poor who attend on those days.

Thomas Elcock, in 1677, devised a chamber within the courtyard, at the shambles-end in York, to the minister of Christ-church, on condition that a sermon should be yearly preached at the parish-church, *de immortalitate animæ*, on the Sunday after the 26th October. These premises, which consist of a small tenement, are let by the minister for his own benefit, and he preaches a sermon on the day mentioned.

Richard Shaw, devised a house and buildings on Parelholme-green, in the city, subject to the following payments; 20s.

a-year to the minister, for an annual sermon on the 2d February; 1s. 6d. to the clerk, and 1s. to the sexton, on the same day; and 10s. yearly, to the minister and churchwardens, to be distributed in bread, on the same day, to the poor of the parish. The several sums are received from Mr. Wood, of Spurrier-gate, in respect of property belonging to him, and are disposed of according to the donor's intention.

The last charity reported is that of *Richard Mason*, who, in 1692, gave 20s. a-year out of his dwelling-house, to the minister of Christ's, for a sermon, to be preached yearly, on the Thursday following the day of his death. The 20s. are paid to the minister by Captain Richardson, as owner of property in Fulford, understood to comprise the premises charged by the will.

ST. MARY BISHOPHILL THE ELDER.

A house in Skeldergate, York, has been held by the churchwardens of this parish, and appropriated, time out of mind, for the service and support of the church. It is now in the occupation of Mrs. Maddrah, under a lease for forty-one years, from 1783, at the annual rent of £6. The house is considered worth £12 or £14 a-year, to be let.

It appears by a table of benefactions in the church, that Mr. *Peter Middleton*, and *Ann* his wife, gave, by deed, to feoffees, a house and garden, one half of the rent to be for the repairs of the church, and the other half to be distributed to the poor of the parish, by the churchwardens. The deed referred to in the tablet is not to be found. The property

now forms part of a timber-yard, in Skeldergate, occupied by Mr. Peacock, proprietor of the remainder of the yard. The boundaries of the ground are yearly visited and marked out. The rent is £8 per annum, one half of which is applied for the repairs of the church, the other half is distributed, about St. Thomas's Day, among poor persons belonging to the parish.

Mrs. *Ramsden*, by indenture, in 1716, gave 20s. per annum to the poor to be distributed every Christmas-day, by the churchwardens and overseers. This deed is not in the parish-chest, and appears to be lost. The payment is now made in respect of property belonging to the Corporation.

Thomas Todd, in 1703, gave 10s. yearly, out of a house in this parish, to be distributed in bread, every St. Thomas's Day. The property subject is a piece of ground, forming part of a timber-yard, in Skeldergate, belonging to Mr. Peacock.

Thomas Sugden, in 1712, gave £100, to be laid out in a purchase, and the income to be distributed in bread, to such as live within Skeldergate postern; viz. thirteen loaves to thirteen poor persons, every Lord's Day. The legacy was invested in the public funds, and the dividend, £4 : 10, is expended in supplying a weekly distribution of thirteen loaves, which are given away at church, by the churchwardens, to persons attending divine service.

Elizabeth Brough, in 1750, gave 10s. a-year, charged on a house in Skeldergate, and to be distributed to poor housekeepers of the parish, every Good Friday. This annuity continues to

be received in respect of premises, the property of Mr. Alderman Smith, and is distributed by the churchwardens, every Good Friday, in bread.

Mr. *John Cobb*, in 1778, bequeathed to the poor, £300, two-thirds of the interest of which were to be distributed in coals, on St. Thomas's Day, and the remaining one-third in bread, on the 24th of June, among so many poor housekeepers of the parish, not taking alms, as the minister and churchwardens should think the most proper objects. The stock purchased with the legacy stands in the names of the Rev. John Graham and two others, and the dividend, £13:10:8, is applied conformably to the will. Public notice is given of this charity, for the purpose of inviting applications from persons deserving it.

William Richmond, in 1685, gave the yearly sum of 6s. 8d. to the poor of the chapelry of Dringhouses, in this parish, to be paid every Good Friday. It is now paid in respect of a house in the Mount, without Micklegate, the property of Mr. Allanson, of Hull, and is distributed, by the overseers of the poor, among poor widows of the chapelry, on Good Friday.

PARISH OF ST. OLAVE.

This parish includes the districts or divisions of St. Olave, St. Marygate, St. Giles or Gillygate, and parts of the hamlets of Clifton, Roccliffe, and Heworth.

William Day, in 1622, gave to the poor of St. Marygate, 20s. charged on his estate at Flaxton, every Christmas-day, and which is paid by the tenant in possession of the property, to be distributed by the overseers.

The Rev. *Thomas Mosley*, in 1732, gave to the poor of St. Olave cum St. Giles £10; the interest to be distributed, every Plow-day, by the minister and churchwardens. The legacy was applied towards purchasing new bells for the parish; and, as interest, 10s. a-year is paid out of the church-rates, to be distributed in bread among the poor.

Benjamin Legg, in 1740, gave to the poor 10s. to be given in bread every Christmas-eve. This annuity is charged on the White Horse inn and stable, in St. Marygate, and the money is laid out in bread, and distributed as directed.

Philip Goodrick, in 1700, gave 20s. the interest to be applied in bread to the poor, every Easter-day: 1s. is yearly paid out of the church-rates on account of this donation.

Fabian Farley, in 1607, gave a cottage and premises, in Lasingham, to the poor of this parish, to be distributed equally, at the discretion of four honest men of the parish, whom he directed to let the premises at the best advantage. These premises were sold, in 1752, for £210, which sum, together with others, was laid out, in the year 1789, in the purchase of the new bells before mentioned; and from this period it appears to have been assumed that the purchase-money belonged to the parish, as no interest has since been paid, though interest has been regularly paid on Mosley's gift. The propriety of distributing among the poor the interest of the £21 has been represented by the Commissioners to the parish officers, and there is little doubt that it will henceforth be dispensed conformably to the donor's intention.

William Bowes, in 1766, left £100, the interest to be distributed in coals, to the poor housekeepers of Gillygate, Bootham, and the hamlet of St. Marygate, at Martinmas. The interest is applied, as directed, among poor housekeepers residing in those parts of the parish mentioned.

Peter Hill, in 1632, charged a house and land in Acomb, with the payment of £2 yearly, to be distributed to the poor housekeepers in the township of Clifton, at the discretion of the most substantial inhabitants, on St. Thomas's Day. The property charged now belongs to Mr. Stead, of York; and the dole, which is regularly paid, is distributed by the overseer of the poor, at a township meeting held for the purpose, among poor persons of Clifton.

George Stephenson, in 1799, gave to his executors and nephew, Joseph Elston, £50, the interest to be distributed, at their discretion, unto the poor of Clifton. This legacy was invested in the public funds, and the dividends, £2:5:4, are distributed twice a year, by Mr. Elston, among such poor persons as he thinks most proper to partake of the charity.

ST. HELEN, STONEGATE.

Catharine Sharp gave to the poor 20s. a-year, to be paid at Christmas and Easter, out of a house in this parish, on the site of which a public news-room and library have been lately erected. The rent-charge is paid by the treasurer of the institution.

Elizabeth Saire gave 10s. a-year for a sermon on Christmas-day, and 10s. a-year for the poor. These annual sums are paid by

Mr. Agar, in respect of a house, in Stonegate, occupied by him.

John Bears, in 1672, gave 20s. a-year, for a sermon on the Sunday before Christmas-day, and 52s. a-year, to be distributed on every Sunday in the year. These yearly sums are paid by Mr. Hornby, of York, in respect of a house belonging to him in Blake-street.

Fabian Farley gave 10s. a-year for the use of the poor, to be paid on the 25th of March by the lord mayor of York. The sum of 8s. 4d. a-year is paid by the Corporation, in respect of this annuity.

Lady Ascough, in 1711, gave £20, the interest to be distributed among the poor at Christmas. *Tabitha Kaine* gave £20, the interest to be applied as follows; 10s. a-year to the minister, for a sermon on Holy Thursday, and 10s. to be given in bread to the poor, on the same day; and she directed these sums to be paid out of the parish-house then inhabited by the parish-clerk. The sum of £2 per annum, the interest of these two benefactions, is paid by Mr. Davis, in consideration of a piece of ground formerly the site of the parish-house.

Thomas Mowbray, in 1727, gave 20s. a-year to the poor, out of his lands in Huntington, and which is now paid by Mr. Wilson.

Ann Musgrave, in 1776, gave £100 to the poor, the interest of which is paid by the Corporation.

Edward Shilleto, in 1680, charged his garden, without Monkbar, with the payment of 10s. to the minister, for an anniversary sermon, and 10s. to the poor; and, if the rents exceeded

annum, the residue was given to the poor of the

The garden, which contains 8p. has been usually let to parish officers, with the consent of the parishioners assembled in vestry, and is now in the occupation of Mr. Lawton, at of £6 : 6 a-year, being its value. It has been customary to carry the surplus rent in account of the poor-rates.

Commissioners suggest the propriety of carrying the rent, after payment of the salary of the minister, to the general charity fund.

John Lawrence, about 1635, gave to this parish £40, the interest to be paid on St. Mark's Lane, 10s. to the parson for the service appointed for the year, and the remainder to the use of the parish. This dole, with other moneys, was applied in rebuilding the steeple of the parish-church, in 1795, the parish entering into a bond with the Corporation, to pay the interest, agreeably to the intention of Mrs. Lawrence. From 1795, 10s. has been regularly paid to the minister, but the remainder of the interest has not been applied for the use of the poor, which ought to have been out of the church-rates. This omission has been brought to the notice of the minister and parish, and will, as the Commissioners expect, be corrected.

Grace Dale gave, for a sermon to be preached on the Sunday next after Scarth, valued at 16s. a-year. The house contains an acre of land and is let by the minister for 5 guineas a-year. A sermon is preached on the appointed day, and a congregation attends.

The several annual sums given for sermons are paid to the minister of this parish; and the yearly sums to the poor, with the omissions noticed, are given away in bread, weekly, or at Christmas and Whitsuntide, by the churchwardens.

ST. MARY, BISHOPHILL, JUNIOR.

Ann Wright, in 1670, gave unto the minister and churchwardens a tenement, upon trust, to permit a poor freeman's widow or daughter to dwell therein, rent-free, such poor woman keeping the house in repair. The premises consisted, originally, of a small dwelling, with a yard adjoining it, situate in St. Martin's Lane, and was occupied in the manner directed until about 1768, when, having fallen into decay, they were taken down, and a new house was erected. The present messuage contains six small rooms and a cellar, and is let to John Lister, at the rent of £8 a-year, with an understanding that he shall give up two of the rooms for the use of any poor freeman's widow or daughter, who may apply for the same. No applications have been made hitherto for the use of the rooms.

The messuage was erected out of the produce of *Lascelles's* benefaction to the poor of £20, and by granting a lease of part of the ground at 6d. rent to *Beilby Thompson, Esq.* The rent of the premises in Lister's occupation, with that reserved in the lease to Mr. Thompson, are received by the churchwardens, and, after deducting 20s. for the interest of *Lascelles's* benefaction, have been carried to the account of the poor rates. But the Commissioners think that the re-

mainder of the rents ought to be applied in some way for the benefit of poor freemen's widows and daughters, and they recommended the adoption of this course, and also that the nature of the charity should be made more generally known to the inhabitants.

Richard Pickard gave his house in Micklegate, the rent to be given in bread every Sunday to the poor of this parish, to each that come to the common prayers, a penny loaf, and not else, unless they be disabled by sickness or infirmity. The premises under this grant now constitute a public-house called the Coach and Horses, and are let by the Corporation, at the annual rent of £21, the tenant undertaking to do the repairs. By an order of the Court of Chancery, in 1817, it was directed that, after providing for repairs and insurance, the residue of the rent should be paid over to the churchwardens and overseers of St. Mary, Bishophill, to be laid out in the purchase of bread, to be weekly distributed according to the intention of Richard Pickard.

George Abbot, in 1647, charged his property in Cornbrough, with the yearly payment of £5, for the instruction of boys and girls in the parish, and 30s. yearly, to buy books, the latter sum to be paid to the minister of St. Martin's, in Micklegate, who was appointed superintendent of the charity. These rent-charges are paid to the churchwardens by the tenant of the property, which consists of a small farm in Cornbrough, near Sheriff Hutton, now the property of Mr. Cordukes. The £5 is paid to a schoolmistress for teaching ten

poor children, boys and girls, of the parish; and they lay out the sum of 30s. a-year, partly in books for the children, and partly in the purchase of bibles and prayer-books for the use of poor housekeepers in the parish; the disposal of the 30s. having been left by the minister of St. Martin, to the churchwardens, for many years past.

William Burcleux, in 1690, gave unto the poor of Holgate, in this parish, the sum of 5s. to be paid out of the rents of a close, called Beck-close, situate on the north-west of Acomb-church, the same to be distributed, every Good Friday, by the chapelwarden and overseers. This rent-charge is paid and distributed as directed.

Thomas Norfolk, in 1775, left £100, upon trust, to three householders of the township of Copmanthorpe in this parish, to be placed upon proper security, and the interest, or profit, to be distributed on Sunday, among poor persons, recommended by the minister and churchwardens. The legacy was laid out in the purchase of a close of land called Grinnecar, situate in Askam Richard, held for the residue of a term of 1000 years, granted in the 40th of Queen Elizabeth, subject to the payment of the reserved rent of 1s. 8d. yearly, to the lord of the manor, and the close is vested in trustees, upon the trusts of the will. It is let to Richard Powell, at the rent of £4 : 15, which is expended in bread for the poor.

There is, also, in this township, an annuity of £4, payable by the Driffeld family, of the Mount, near York; but it does not appear when, or by whom, the charity was originally given. The money is paid to a schoolmaster,

in the place, for instructing eight poor children of the township in reading and writing. The children are nominated at a town meeting.

PARISH OF ST. SAVIOUR.

It appears, by the court-rolls of the manor of the prebend of Stren-sall, that, in 1710, *Thomas Barker* surrendered a close, called Layer-close, containing $5\frac{1}{2}$ acres, situate in the parish of Clifton, to six persons, and their heirs, on trust, to lay out 12*d.* every week, and the like money on Christmas-day, yearly, in buying twelve loaves, to be given, every Sunday and on Christmas-day, to twelve persons of this parish: 10*s.* was to be allowed the trustees for expenses, and, after deducting necessary charges, when the residue of the rents amounted to £5, it was to be applied in the apprenticing of a poor boy or girl of the parish of St. Saviour. The minister of the parish was always to be one of the trustees, and an account of the management of the charity was to be yearly submitted to the lord mayor and four senior aldermen, who were empowered to make such regulations as they deemed expedient for the effective execution of the trust. The Layer-close is now in the occupation of John Lawrie, as yearly tenant, at the rent of £24. Pursuant to an order of the Corporation, in 1819, three-fifths of the rent, together with £4 a-year, arising from a balance which had then accumulated, are expended in bread, which is distributed on Sundays, at St. Saviour's church; and the residue of the rent, aided by a further sum of £4 a-year from the balance, has been reserved and applied by the trustees, as far as they have been

called upon, in putting out poor children apprentices. The children are selected by the trustees, on applications made by their parents, and each receives a premium not exceeding £8; but the demands for this part of the fund have not been equal to its resources, and, for the five years from 1818 to 1823 inclusive, only eight children had been bound out.

The sums of 16*s.* and 5*s.* a-year are paid as rent-charges to the use of the poor of this parish, the former by the owner of a piece of garden-ground in Palmer-lane, the property of Wolstenholme; the latter by the owner of a small garden in Spur-lane, late belonging to Alderman Smith, and now in the possession of some part of his family. The sum of 16*s.* is the interest of a donation of £20 left to the poor, by a *Mrs. Mary Potter*; but no account can be given of the source from which the payment of 5*s.* a-year is derived. The amount is added to, and given with, the sacrament-money at Christmas.

The property for the repair of the church of this parish consists of a small public-house, called the Red Lion, in St. Saviour's Gate, and some stone stabling, in a place called Bow-lane. The former is let to Thomas Smith, at the annual rent of £10, and might, perhaps, let for £4 or £5 a-year more. The stabling is occupied by Widow Watson, at the rent of £12 per annum, which is the full value. The rents are received by the churchwardens, and carried by them to the account of the church-rates.

PARISH OF ST. SAMPSON.

The sum of £16:6:8, given by *Alice Herbert*, in 1633, the

interest to be given in bread to the poor of this parish, is lent to **Thomas Bingley**. In lieu of paying interest, Mr. Bingley supplies one shilling's worth of bread, every Sunday, between the 1st January and 1st May, and the bread is distributed at church, among six poor persons, by the churchwardens. *Philip Esh*, in 1688, gave 6s. 6d. per annum for bread, payable out of a house in Thursday-market and Feasegate, now the property of Mr. Thompson, by whom the rent-charge is paid to the churchwardens. *John Wilkinson*, in 1727, gave 6s. a-year, to be paid out of a house in Swinegate, for three twopenny loaves, to be given in the church, every first Sunday in the month, to three of the poorest housekeepers in the parish: this rent-charge is paid by Mr. Thickett, the proprietor of the house. *George Atkinson*, in 1729, left 12s. a-year payable, out of his house in Gilligate, to the churchwardens, to be given in twopenny loaves, every third Sunday in the month, to six poor men of the parish: this rent-charge is received. *Alice Green*, in 1818, gave £40, the interest to be laid out in bread, to be distributed every Sunday, from the 1st December to the 1st May: this money is placed in the saving-bank, at York, in the names of the minister and churchwardens. The annual produce of these four charities, with a small addition from the church-rates, is laid out in bread, which is given at the church, among eight poor persons, as nearly according to the directions of the donors as convenience will permit.

George Gilman, in 1703, gave to the poor, 20s. a-year, out of his house in Thursday-market; and *Dinah Hammond* gave 10s. a-year, payable out of the same

house, as interest of £10, which the said *George Gilman* received of her, as recited in his will. These sums are paid by *William Scores*, owner of the house, and are distributed with the sacrament-money.

George Wright, in 1721, gave to the poor 40s. a-year out of lands at Tockwith; 20s. to be paid at Christmas, and 20s. at Easter. This annuity is paid by Mr. Fowler, proprietor of the land, and distributed by the churchwardens, at Christmas and Easter, among widows and other poor persons belonging to the parish.

Stephen Watson, of York, alderman, in 1659, granted a house in Silver-street, upon trust, to share the rent among six poor men of the city; the poor of St. Sampson's parish to be preferred. The trustees of this devise are Messrs. Breary, Severs, and Scaife. The property consists of two houses, at the corner of Silver-street; one of them is let to *Mary Burrell*, at the rent of £12:12 per annum, and the other to *Thomas Lambert*, at £9 per annum, both are let at their fair value; £2 a-year a-piece is given to ten poor persons, chosen by the trustees, being parishioners not receiving parochial relief, and the residue of the rents is usually consumed in repairs and contingent expenses.

The last charity reported in this parish is that of *Richard Hartforth*, who, in 1653, gave 10s. a-year out of a close in Clement-thorpe, for an anniversary sermon in the church of St. Sampson, on the 25th March, the minister to be named by the churchwardens. The rent-charge is paid by *Thomas Price*, Esq. of Clement-thorpe, the proprietor of the close.

CHARITIES UNDER THE CORPORATION.

e charities entrusted to the oration of York are neither ous nor important, and are ded in the chamberlain's or statement of the revenues unds of that body.

account of several dona- entrusted for the relief of prisoners confined in the gaol and in York-castle, Corporation expend £127, in a distribution of bread money among the poor pri-

LOAN MONIES entrusted e mayor and commonalty at chiefly of the payments *Sir Thomas White's* dona- o twenty-four corporations gland, an account of which en under the head of Bristol ties, page 84. The payments o the city of York, from ate of this grant in 1856, been regularly received from ty of Bristol. The aggre- of such payments to the 1820 amounted to £1000, of this sum only £750 now ins. The deficiency has ex- for a very long period of and the Commissioners not trace the cause of it, at that there is reason to se, from minutes in the s of the Corporation, that a derable part of the money formerly expended in law edings, instituted on behalf e different corporations inte- d in the charity, against the of Bristol, with a view to a share in the improved of the charity-estate. The ing fund of £750 is lent out ms of £25 each, to thirty clothiers, or other trades- being free of the city of

York, for terms of ten years, without interest. The loans are advanced upon applications made to the mayor, aldermen, and she-riffs, and bonds are taken from the parties to whom the money is lent, with four sureties in each case, for repayment at the expi- ration of the term. The appli- cations for the use of the money are said to be numerous, and the whole of the fund now remaining has, for many years past, very constantly been employed. In 1816, the claim of the different corporations to share in the in- creased rents of the charity-es- tates was again renewed, by a suit in Chancery, but the claim was decided against. The costs of these proceedings will cause a further diminution in the loan- fund.

William Druce, in 1584, left to the Corporation £40, to be lent yearly, without interest, by the lord mayor, to such persons, be- ing butchers of the city and in- habiting the shambles, as should be nominated by four perpetual trustees, or, in default of such nomination, the loan to be ad- vanced to such butchers as the mayor approved. The Corpora- tion hold a bond from the But- cher's Company for the £40, and the money is lent out by the com- pany to such butchers as they think proper, on security given for the repayment. The money is still remaining entire.

The remaining loans are the sums of £100, stated, in the chamberlain's roll, to have been given by *Dr. Joseph Lovelend*, prebendary of Norwich, to be lent, by the lord mayor and al- dermen, to four poor freemen of

the city, to each £25, for five, six, or seven years, without interest; and the sum of £205, formerly given by *Peter Johnson*, Esq. recorder of York, to be lent out in small sums, without interest, to poor freemen: these sums are applied according to the directions of the donors, and lent out to freemen, selected by the mayor and aldermen, on the like securities as are required for the other loan-charities.

CHARITIES FOR POOR WOMEN.

Ann Watson, in 1676, left £200, upon trust, for the benefit of eight poor women of York, to be chosen by the trustees, or, on default thereof, by the lord mayor. The legacy has been laid out on mortgage of the tolls of the turnpike-road, from Wakefield to Halifax, in the names of trustees nominated by the Corporation, bearing interest at the rate of £10 per cent. The interest is equally divided amongst eight poor women of York, selected by the lord mayor.

There is also an annual sum of £7 paid by the Corporation, for the benefit of six poor widows of York, under the name of *Turner's gift*, but there are no writings relating to the donation.

CHARITY FOR APPRENTICING.

Henry Tireman, in 1692, devised unto the city £300, on trust, to apply the interest in apprenticing three freemen's sons, yearly, to seamen or handicraft trades; and he directed that poor men's sons, within Christ's parish, should have the preference. The sum of £12 a-year is paid by the Corporation as interest upon this gift, and applied for the benefit of poor children,

whose parents are resident in York, with a preference to those of Christ's parish. The children are selected by the mayor, aldermen, and sheriffs, on petitions presented by the parents. The sum of £4 is given with each child, the money being generally applied in clothing and fitting out the child for his apprenticeship.

HUNTLEY'S CHARITY.

John Huntley, in 1785, left £500, the interest to be applied for the relief of decayed commoners, on Christmas-day, yearly, at the Guildhall, in such shares as the mayor and aldermen should think expedient; but, in case there should be no poor reduced commoners, then amongst poor reduced housekeepers. This legacy has been invested in the public funds, and the dividends, £23 : 10 : 6 per annum, are distributed on Christmas-day yearly, at the Guildhall, amongst poor commoners.

GIFT TO POOR TRADESMEN.

The Rev. *Charles Jackson*, minister of All Saints, gave £200, the interest, at five per cent. to be given to poor tradesmen annually. The sum of £10 a-year is paid by the Corporation in respect of this gift, and the amount divided equally between two poor tradesmen of the city of York, chosen by the mayor and aldermen.

MUSGRAVE'S GIFT.

Mrs *Mary Musgrave* gave two sums of £100 each, to pay £5, yearly, to poor housekeepers of the parish of St. Helen Stonegate, and the like sum to poor housekeepers of the parish of St. Martin, Coney-street. The

two yearly sums of £5 each, are paid to the churchwardens of the respective parishes, and applied by them.

OWRAM'S GIFT.

This is described in the chamberlain's roll, as a donation of £20 given to the lord mayor's sword and mace bearer, to buy them hats. Sixteen shillings a-year are paid out of the Corporation funds in respect of the gift, and the money is applied, once in two years, to the purposes mentioned.

SIR MARTIN BOWES'S GIFT.

Mention is made, on the roll, of a sum of £40, given by *Sir Martin Bowes*, alderman of York, in respect whereof the Corporation distribute, annually, on the 11th November, in St. Cuthbert's church, several small sums to the churchwardens, ministers, and others, amounting, in the whole, to £2: 10.

COAL CHARITIES.

Sarah Hewley, in 1707, left £500; *James Woodhouse*, in 1784, £300, the interest to be applied in coals, for the benefit of the inhabitants of the parish of St. Sampson; *Henry Myres*, in 1792, left £300 for the benefit of the parishes of St. Michael Spurrergate and St. Mary Castlegate; and *Tabitha Bowes*, in 1780, left £200 for the benefit of the prisoners in York Castle and the city gaol: these several legacies have either been invested in the public funds or remain in the hands of the Corporation, and the interest and dividends received and annually disbursed on the ac-

count of the whole amount to £68: 2: 8.

THE CREDIT MONEY.

This is a yearly gift of £41: 6: 8, payable out of the fee-farm rents arising to the crown, in the county of York, and was granted, by Queen Elizabeth, to be distributed among thirty-one poor old housekeepers and widows, such as were not common beggars nor had ever received parish relief, to be chosen by the mayor and aldermen. This disposition of the charity is confirmed by an order of the lord-treasurer of England, dated 24th of May, 1707. The sum of £41: 6: 8 is paid once a-year, in October, by the receiver of the crown-rents for this county, in sums of £1: 6: 8, to thirty-one poor persons, selected by the lord mayor and aldermen from poor housekeepers not receiving alms or parish allowance. Freemen and non-freemen are considered equally entitled to partake of the donation, but of late years it has been chiefly bestowed on poor women. The persons receiving the allowance generally continue on the list for life, unless appointed to some hospital or other charity of greater emolument.

Besides the above charities there are several others belonging to the different parishes in York, for which the Corporation have become responsible, and the interest of which is paid out of their annual income. An account of these donations has been before given under the head of the several parishes of York to which they relate.

GENERAL CHARITIES.

ARCHBISHOP HOLGATE'S FREE-SCHOOL.

This school was founded and endowed by *Robert Holgate*, alias *Halgate*, Archbishop of York, under a license from Henry VIII.

By the constitutions of the founder, under the authority of the license, it is provided that the master of the school shall be incorporated to teach grammar and *other knowledge and Godly learning*, FREELY, *without taking any stipend or wages*; that the Archbishop of York, or, in default thereof, the dean and chapter, the mayor and aldermen, and the archdeacon, with twelve of the most substantial parishioners, within the parish where the school is kept, shall successively have the right of appointing the master; that an usher, appointed by the master, and to whom he is to pay 40s. yearly, shall teach the scholars of the lowest forms; that the mastership, when vacant, should be given to the usher, if qualified, and if not, to one of the ushers of the free-schools of Hymesworth and Malton, also founded by Archbishop Holgate, if fit for the office; that the lands and tenements given to the schoolmaster for his living, and the maintenance of the school, should be kept in good repair, and the rents paid to the master; that they should not be let for leases exceeding twenty-one years, or in reversion; that the rents should not be raised, and such fines or gressoms only taken as mentioned in a schedule

purporting to be annexed to the rules, *but which is not now to be found*; that the schoolmaster should pay the fines to the dean and chapter, the mayor, and the sub-treasurer of the cathedral, to be kept in a chest, and be employed for the necessary expenses of the school and property; and that when there were £10 in stock for those purposes, the surplus should be bestowed upon the mending of highways nigh unto the city of York, and to the help and succour of poor and impotent persons born in the city, or who should have been abiding there twelve years and above, at the discretion of the archdeacon or ancient residentiary, and the schoolmaster, or one of them, with four of the substantial householders of the parish. The rules also contain provisions respecting the removal of the schoolmaster when necessary, and the times and mode of keeping open the school and instructing the scholars.

The school is situate in Ogleforth, within the Minster-close, in York. The present master is the Rev. George Graham, who was appointed in 1822, on a vacancy occasioned by the death of the Rev. E. Sandwith. The school premises consist of a school-room, and a house and small garden adjoining, for the use of the master. The house was occupied by the late master, but is now let to a tenant, and is worth about £15 a-year. The property of the school consists of the following particulars:

1. An estate, at Snainton, near Scarborough, formerly belonging to the dissolved priory of Yedingham, now consisting of a house and garth, and four several allotments of land, containing 72a. 2r. 12p. It is on lease to

moorsome, for twenty-one years, at the rent of £40. A fine is paid on the lease, and the estate, in 1803, was valued at £71 per annum.

A messuage, cottage, two garths, twenty-nine acres of land, and the rectory of Beswick, with the right of presentment of a perpetual vicar. The property is let in the same manner as the last, with fines on renewals, and reserved rent of £9:8. The rectory, lands, and tithes were valued, in 1803, at £277 per annum.

A small house, in Ogleforth, near the school, let to Sarah Wright, for twenty-one years, at the reserved rent of 2s. The fine paid on the renewal of the lease could not be ascertained, nor the present value of the premises. Two houses and a garden, near the school, let to Mr. Geldard, on lease for twenty-one years, at the rent of £1:2. This is also granted on renewals; the fine on the last renewal was £35.

A house near the school, let to Simpson, as yearly tenant, at the rent of 10s. per annum.

An annual customary payment of £2 per annum, from the dean and chapter of York, the nature and origin of which are unknown.

The rents and profits of the property have always, as far as is known, been received and applied by the masters of the school for their own use. The school has uniformly been conducted as a free grammar-school for any scholars, without restriction of district. There are, at present, seventeen boys in the school, all of whom, with the exception of a few of the poorer ones, are instructed in Latin, and such of them as are particularly advanced, in Greek. No pecuniary charge is made for instruction in either language, but the master charges for instruction in English, geography, and accounts; and the boys admitted to the school on terms agreed on with their parents, whether it is intended that they should be taught Latin

or not. All the boys in the school who are old enough are taught Latin; but, during the time of the present master, only *ONE boy has been admitted, or has applied for admission, as a free scholar on the foundation*, for the express purpose of being instructed in grammar or classical learning only; that boy was instructed accordingly, without charge, and the master represents that all who should make a similar application would be instructed gratis, in like manner. During the latter part of Mr. Sandwith's time, the school appears to have fallen nearly into disuse. The master has no usher at present, but he employs one of the older boys to assist, occasionally, in teaching the younger ones to read and write.

OBSERVATIONS.

This is by far the most abused endowment we have yet met in the city, and seems to call for the immediate interference of some authority to restore it to its primitive institutions. According to the ordinances of the Corporation of Holgate, the school was established on a most liberal basis, strictly limited in the branches of knowledge to be taught, nor in the district from which the scholars were to be taken; and all the scholars to the benefits of the foundation were to be instructed "*FREE—without taking any stipend or wages.*" These provisions have been entirely out of sight of. The school cannot be considered a free-school in any sense, all the boys paying, more or less, for instruction, subject to the discretion of the master; and the practice of maintaining the charity as a

grammar-school only, is not only unwarranted, but entirely at variance with the charter. During the time of the present master, only one free-scholar has been admitted, and this, therefore, is the only benefit derived from the school possessions. We cannot state precisely the present revenue of the foundation, but it may be collected from the facts mentioned in the Report, that the annual income, from fines and reversed rents, amounts to near £500. If, instead of taking fines on renewals, the estates were let at their full value, the produce would be much more considerable.

The Commissioners, whose account of this charity is less full than usual, have omitted to offer any suggestions for the re-establishment of the endowment. We think, however, the course that ought to be pursued is very plain. The ordinances of the founder allow not only an inhabitant of York, but of any other place, to present his child for gratuitous instruction; and it appears to us the master is bound to receive him, and instruct him, not only in classical, but English literature. No doubt, the master would object to this construction of the purposes of the charity, and would contend that the school is a grammar-school only, and that he is bound only to teach, gratis, Latin and Greek. This appears a point, in which those who feel any interest in the institution, more especially the inhabitants of the parish in which the school is situated, might safely join issue in any court of equity. But we leave the matter to the consideration of the citizens of York: they have before them, with scarcely any curtailment, the entire Report of the Commissioners, and they will be best able to judge of the real nature and intent of the foundation. The charity is obviously in a state of great neglect, at present, and we should be glad to hear of measures being taken to re-establish it. The masters and patrons have reduced the endowment to a very snug and comfortable sinecure for themselves; they have contrived to lose the schedule which prohibited any advance in the rents and fines, which they now fix at pleasure, and apply to their own use, without rendering any charitable service whatever, unless the great boy who performs usher receives gratuitous lessons, in return, for the discharge of his official duties.

THE LATE WILLIAM HAUGHTON'S CHARITIES.

William Haughton, by his will, dated 23d July, 1770, and proved at London, on the 12th June, 1773, bequeathed as follows:—

1. To the Archbishop of York, the dean of the cathedral, the chancellor and precentor, the lord mayor, and the recorder and city council, the sum of £3000, upon trust, to be placed out on Bank of England securities, and the interest, in three equal parts, to be applied, half-yearly, to the benefit of the Blue-coat Boys' school, the Grey-coat Girls' school, and the County Hospital.

2. To the same trustees £1000, to the intent that £250 be lent out in each of the four wards of the city, to ten tradesmen, £25

each, without interest, for the term of seven years, such security being given for the repayment of the loans, at the expiration of the term, as the trustees should approve.

3. To the lord mayor and recorder of York, the minister, churchwardens, and overseers of the parish of St. Crux, £500, in trust, to be placed out on sufficient security, and the interest equally paid to ten poor old women of St. Crux parish, who should, in the opinion of the trustees, be most deserving, for paying the rents of such tenements, or rooms, as they might occupy, and the overplus, if any, to be given them in money.

4. To the trustees last mentioned £1300 to be placed out

on good security, and the interest paid to some schoolmaster of or near the parish of St. Crux, towards educating twenty poor children of the parish, to read and write English, such schoolmaster to be nominated and removable, for misbehaviour, by the trustees.

5. To the minister, churchwardens, and overseers of Crux parish, £100, in trust, to be put out on proper security, and the interest to be laid out in buying bread, to be distributed every Sunday among the most deserving poor of the parish.

6. To the minister, churchwardens, and overseers of the parish of St. Michael-le-Belfrey, £100, the interest to be applied in the same manner as in the last parish. For the better preserving the memory of these charities, Mr. Haughton desired that an account of them should be put up on some conspicuous part of the Guildhall of the city, and that they should be read, on a Sunday, at Christmas, yearly, during divine service, in the churches of St. Crux and St. Michael-le-Belfrey; the ministers of the respective parishes receiving for their trouble two guineas each, to be deducted out of the interest of the £3000 given for the benefit of the schools and county hospital.

After giving several life-annuities, amounting in the whole to £390 per annum, the testator directed that, as the lives should drop and on the death of the last surviving annuitant, the annuities should be paid to the trustees of the charity of £3000 and of the £1300, in the proportion

these two sums bear to each other, and for the like purposes for which the interest of those sums, respectively, was appropriated. And, lastly, his desire was that in case any person should litigate his will, for the purpose of invalidating the same, the expense of defending it should be paid out of the £1000 given in favour of the forty-tradesmen of the four wards of the city.

It appears from Hargrove's History of York, vol. ii. p. 665, that a suit being instituted by the next of kin of the testator, the sum of £1000 bequeathed for loans for tradesmen was reduced by the expense of contesting the suit, in order to the establishment of the will, to £232 : 6; but though inquiries were made by the Commissioners, in several quarters, they could not ascertain the particulars of the proceedings, nor how the money remaining to that branch of the charity had been disposed of. The life-annuitants have been sometime dead, and the funds arising under the bequest, excepting that for loans, are as follow, viz. £13,000, Three per Cent. Consols, and £7992 : 2, Three per Cents, reduced, both standing in the names of the present Archbishop of York, the very Reverend George Markham, late Dean of York, and Robert Sinclair, Esq. Recorder of York, producing, respectively, the yearly dividends of £390 and £239 : 15 : 3. The dividends are received by Messrs. Wilson, Tweedy, and Co. bankers, in York, and the annual sums appropriated to the several charities are as follows:—

	£	s.	d.
The two charity-schools	275	0	0
The county hospital	137	5	0

be applied in establishing a permanent charity for the purposes above-mentioned. By means of the original subscriptions, subsequent donations, accumulations of interest, and a legacy of £600 bequeathed by the Rev. Mr. Sewell, the capital fund belonging to the institution has been raised to the amount of £12,400, Three per Cent. Consols, which stock is standing in the names of Osborne Markham, Esq. the Rev. John Eyre, and John Swann, Esq.

* Annuities are paid to the objects of the charity, the amount of them being determined by the governors; and two guineas are also allowed for the funeral expenses of each annuitant. The ordinary expenses of the charity consist of the hire of a room for meetings, charges of postage, printing, and advertisements, and a salary of £10 a-year to a secretary. Meetings of the governors are held half-yearly, and the accounts are examined and audited once a-year, and are occasionally printed. When the balances in hand are sufficient to purchase £100 stock, they are laid out in increasing the capital fund.

CHARITIES UNDER THE MANAGEMENT OF THE COMPANY OF MERCHANT ADVENTURERS.

Belonging to and under the government of this society is the Trinity Hospital, in Fossgate. The building consists of two large rooms under the Company's hall, one of them being divided into sitting and sleeping rooms for five poor men, and the other, in the like manner, for five poor women. The almspeople are nominated by the members of the Company at their half-yearly

courts; they were formerly all women, but for the last twenty years, in pursuance of a resolution of the Company, half of the number have been men. They receive an allowance of £2 every month, called court-money, and allowances of 10s. at Christmas, at Easter, and at Whitsuntide, respectively, called good-time money, and the whole is divided equally amongst them. These stipends appear to be derived, in part, from the following gifts or benefactions:—

Mrs. *Stainton*, in 1692, left a house in Coppergate, chargeable with the payment of £2 per annum to a merchant's widow; 15s. per annum to the minister of All Saints Pavement, for preaching a sermon on the 30th day of January; 5s. to be given in bread to the poor who attend the sermon; and £1 : 10 per annum to a schoolmistress, for teaching six poor girls: the premises subject to the rent-charges are held by Mr. Agar, and the payments are applied nearly as directed. Two rent-charges, of 7s. and 6s. 8d. per annum, are payable, respectively, out of a house at the corner of Girdlergate and a house in Ousegate. A gift of £25, by William Breary, appears lost, as there are no entries of any payment of interest.

Thomas Herbert, in 1644, gave £30, 20s. yearly for a sermon, at Michaelmas, and 10s. to the poor widows, in the hospital, and if no sermon, the whole to be divided amongst the poor women. *Sarah Bawtry*, left £50 to the hospital. *Michael Barstow*, in 1694, gave 40s. per annum, 15s. of which is payable out of a house in Micklegate, now the Red-Lion-inn: this rent-charge of 15s. from neglect,

not appear to have been
ly received by the com-
ince 1816. *William Gar-*
in 1722, gave £5 per an-
ayable out of his house in
egate, and which is now
y Mrs. Richardson. One
waite left a rent-charge of
ayable out of a house in
ate, occupied by William
head. Mrs. *Smith* gave,
life-time, in 1815, £100
poor in the Hospital, the
t at £5 per cent. to be
very Christmas-eve. *Tho-*
arper, in 1816, left £100,
terest for the use of the
al. Lastly, *Henry Myres*,
2, left £105, New Four
nts, for the benefit of the
r. The produce of these
l gifts is divided among
nspeople, so far as it be-
to them, and the residue is
d to the objects designated
respective donors.
re is also distributed, in
arly payments, amongst
nspeople, the yearly sum
: 4, the dividend of £105
Four per Cents, standing
names of Mr. Jefferson,
her members of the Com-

pany, being a legacy bequeathed
by *Henry Myres*, by will, dated
3d of November, 1792.

Several gifts have been en-
trusted to the Merchants Com-
pany, to be advanced in LOANS,
without interest, to young mer-
chants, for different periods of
two, three, and five years. These
donations amount altogether to
£800, which is lent out whenever
applications are made on behalf
of young members of the Com-
pany, in sums now usually of
£50 for each loan, and the loans
are secured by bonds, with four
sureties for each borrower, with-
out interest. The money is usu-
ally called in at the end of three
years. At present the sum of
£450 is out on loan; the re-
mainder of the money is in the
hands of the treasurer of the
Company.

This concludes the charities of
the city of York; or, at least,
we do not find, in the 16 Re-
ports of the Commissioners,
now published, any other that
can be properly included under
this head.

MANCHESTER.

THE FREE GRAMMAR-SCHOOL.

Commissioners commenced
nquiries, in Manchester,
re Free Grammar-School,
re legal instruments and
ents abstracted in the Re-
of this foundation are long
mplicated. The school ap-
o have been first establish-

ed by Hugh Oldham, bishop of
Exeter, in the year 1515, and
the chief endowments to have
been derived from the grant of
Hugh Bexwyke and John Bex-
wyke, who, in the first instance,
constituted the warden and fel-
lows of the college of Manchester.

trustees of the foundation; but in a subsequent instrument, executed by these benefactors a few years afterwards, other trustees were appointed, and no notice taken of the former settlement. This last conveyance, with the ordinances annexed, is deemed by the Commissioners the foundation-deed of the school, as it now exists. The school endowments are described in the deed to consist of the Manchester corn-mills, lands and rents in the hamlet of Ancoats, and a burgage in Millgate, all which were of the yearly value of £40, subject to the payment of a chief-rent of thirteen marks to Lord La Warr. In the ordinances regulating the appointment of the masters and the general government of the school, it is, among other things, ordained as follows:—

The election of the master and usher shall be vested in the president of Corpus Christi College, Oxford, or, on default for one month, in the warden of the college of Manchester. They are to be persons whole in body, "priest or not priest," so they have sufficient learning to qualify them for teachers. Twenty days are allowed them yearly, "to sport themselves," but the master and usher are not to be absent from the school at the same time. The wages of the master are fixed at £10 per annum; of the usher, £5, and 20s. are allowed the receiver of the rents, when he delivers his accounts.

The master may appoint monthly, one of the boys he thinks best qualified "*to teach in the one end of the school, the infants that shall come there learn their A B C, primer, and sorts, till they be in grammar.*"

No scholar of
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some grievor
lady, to be
warden of th
a penny, c
given to tw
pointed to
no other c
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penny, vi
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are instructed in
 ic, or mathema-
 who are able to
 tted, on applica-
 ad-master, into the
 where they are in-
 English and the ru-
 latin, by the master
 ol. The number of
 lower school is fifty.
 number of boarders is
 y. Both boarders and
 lars are taught together,
 g to their proficiency in
 ool. The exhibitioners
 cted at the annual meet-
 October, by the warden
 collegiate church and the
 master, and are allowed to
 n their appointments four
 rs, if resident at either uni-
 sity. It is intended to lay
 t considerable sums in im-
 roving the residences of the
 ead and second masters.

The Commissioners conclude
 with observing that as the re-
 cepts of this charity consider-
 ably exceed its disbursements,
 and as there does not appear any
 reason for further accumulation,
 it will form a proper subject for
 the consideration of the trustees,
 and in what manner the surplus in-
 come can be most beneficially dis-
 posed of, in furthering the objects
 of the foundation.

OBSERVATIONS.

This school, like the Leeds grammar-school, induces
 the admirable constitution of St. Olave's School, South-
 ampton, where seven masters are kept, and 250 boys
 receive classical and English education, free of all charges, at an
 annual sum. From the expression of the report, it seems
 that the scholars are alone taught gratis at Manchester; reading, wri-
 ting, and arithmetic, which form the remaining branches of instruction,
 being paid for by the scholars. The abundant revenue, now belonging to
 the school, very well admit of all charges being dispensed with, and
 conformable to the intention of the founders, who declared the
 revenue of every one of "whatever country or shire," only one
 scholar, to be given to two poor scholars for
 provided that office was not duly discharged by the
 school to take boarders, and other privileges, together

	£	s.	d.
4. James Helliwell, part of a house.....	18	0	0
5. Rev. Jeremiah Smith, D.D. head-master, a house and out- buildings, rent-free			
6. Rev. John Johnson, a house, in Long Mill-gate ...	30	0	0
7. Thomas Hilditch, a house adjoining No. 6.....	30	0	0
8. John Lindley, clerk of the mill, a house, rent-free			
9. William Taylor, a house and shop, in Long Mill-gate.....	25	0	0
10. John Proctor, a cottage, in Howard's Court.....	8	0	0
11. Three more cottages in do.....	22	0	0
12. Thomas Caistor, the Higher-school-mill, with several cot- tages, on lease for fourteen years; rent	250	0	0
13. Ner and Lot Gardner, a wooden-mill and cottage, on lease for do.....	126	0	0
14. John Williams and Richard Butler, a fellmonger's ware- house, &c. on lease, do.....	130	9	0
15. In the occupation of the trustees, the Lower School-mill, with warehouses, &c.....			
16. Perpetual fixed rents payable by the grantees of the lands at Ancoats.....	1026	7	10
Total	£1760	18	10

All the property vested in the trustees, at the time of passing the act of 1758, is discharged, as before stated, from the payment of parochial rates. In addition to malt, wheat is also ground at the School-mills, on the usual terms charged at other mills. The mills are under the superintendence of Mr. Twyford, who was appointed to that office, in 1810. The clear produce of the mill, after deducting expenses of management, servants' wages,

&c. was, in 1824, £2320; of which about three-fourths were for grinding malt, the remainder for wheat. The trustees are possessed of £7310, Four per Cent. Stock : and the balance in favour of the charity in the bank of Messrs. Jones, Loyd, and Co. amounted, at the time of this investigation, in March, 1826, to about £3879. The total income of this trust, for the year 1825, may be thus stated :—

	£	s.	d.
Rents.....	1760	18	10½
Clear produce of mills.....	2250	19	6
Dividends of stock	292	8	0
Interest from Messrs. Jones, Loyd, and Co.	104	11	9
	£ 4404	17	1½

The salaries of the master and time, been augmented to their assistant masters have, for some present amount; namely

	£	s.	d.
The head master, including an allowance of £30 for a teacher of mathematics.....	416	0	0
The second master.....	218	0	0
The head master's assistant.....	160	0	0
The second master's assistant.....	125	0	0
The master of the lower school.....	120	0	0
	£ 1069	0	0

The first and second masters have houses, rent and tax free. They are appointed by the president of Corpus Christi College, Oxford. The nomination of the other masters has been usually left, by the trustees, to the head master. All the present masters are clergymen, but it is not considered a necessary qualification; the last head master was a layman.

In addition to his salary, the head master receives an annual sum of £3 : 11, from the Duchy of Lancaster, the origin of which payment could not be traced.

The exhibitions paid to twelve scholars from this school at the universities is £40 each, making the whole amount £480 per annum. The receiver's salary is £100 a-year. The average annual expenditure on account of the trust, including repairs of the estate, support of the school, law-expenses, the April and October dinners of the trustees, exhibitions, salaries, and every thing, is about £2250, leaving an annual balance of £2250 in favour of the charity.

One hundred and fifty boys are taught in the upper and middle schools: these boys all receive a classical education, free of expense; a charge is

made for those instructed in writing, arithmetic, or mathematics. All boys who are able to read are admitted, on application to the head-master, into the lower school, where they are instructed in English and the rudiments of Latin, by the master of that school. The number of boys in the lower school is fifty. The total number of boarders is about forty. Both boarders and day-scholars are taught together, according to their proficiency in the school. The exhibitioners are elected at the annual meeting in October, by the warden of the collegiate church and the head master, and are allowed to retain their appointments four years, if resident at either university. It is intended to lay out considerable sums in improving the residences of the head and second masters.

The Commissioners conclude with observing that as the receipts of this charity considerably exceed its disbursements, and as there does not appear any reason for further accumulation, it will form a proper subject for the consideration of the trustees, in what manner the surplus income can be most beneficially disposed of, in furthering the objects of the foundation.

OBSERVATIONS.

The management of this school, like the Leeds grammar-school, induces us again to refer to the admirable constitution of St. Olave's School, Southwark, (Part iv. p. 202,) where seven masters are kept, and 250 boys receive a complete classical and English education, free of all charges, at an expense of £1000 per annum. From the expression of the report, it seems that Latin and Greek are alone taught gratis at Manchester; reading, writing, and mathematics, which form the remaining branches of instruction, being paid for by the scholars. The abundant revenue, now belonging to the school, would very well admit of all charges being dispensed with, and this would be agreeable to the intention of the founders, who declared the school should be free to every one of "whatever country or shire," only one penny should be paid on admission, to be given to two poor scholars for keeping the rooms clean, provided that office was not duly discharged by the second master. The liberty to take boarders, and other privileges, together

with very handsome salaries, afford sufficient remuneration to the masters, without their looking to emoluments from other sources. When the trustees come to consider, as the Commissioners intimate it is proper they should do, on what new objects the surplus revenue may be beneficially expended, it is to be hoped they will not be tempted to dissipate the funds of the institution, in augmented salaries and pensions, nor in the erection of costly buildings, to be converted to purposes foreign to the interests of the foundation.

The system of instruction now established in the school very imperfectly fills up even the outline described by the founders, upwards of two centuries ago. The rules and ordinances clearly imply that an entire course of instruction should be given to the scholars, extending from the mere elements of knowledge to the higher branches; and this instruction should be gratuitously open to boys belonging to any part of the country. "At one end of the school," say the rules "all infants that come there shall be taught their A B C, primer; and sorts, till they be in grammar." As to grammar, as then understood, and in which they were to be subsequently initiated, it included the chief knowledge then known, as we may gather from the language of Bishop Oldham, in the foundation-deed, who says that "the liberal science, or art of grammar, was the ground and fountain of all the other liberal arts and sciences." It is apparent then that the governors might justifiably introduce other branches of education into the school, without even deviating from the statutes of the founder. But there is, in fact, no limitation of the power of the trustees in this respect. With a wise and provident foresight, the statutes conclude with not merely leaving it to the discretion of the governors, but requiring them to make such alterations in the institutions of the school as the changes of the times may require, and as may advance the charitable objects of the foundation.

So much as to their powers, under the ordinances of the founders, to introduce improvements. As to the alterations which common sense would suggest, and which the interests of Lancashire, (for the whole county was more especially intended to be benefited by the endowment,) they are much more extensive. By a judicious and economical administration of the present income of upwards of £4000, we should think 1000 boys might be gratuitously instructed, not in the classics and rudiments of mathematics only, but in modern languages, and those branches of science adapted to the wants of a commercial and manufacturing district. Of the practicability of this project, the management of the metropolitan school to which we have adverted is an example; and the nature of the endowments of the Manchester free-school are such, that we think the governors might safely conduct the establishment on a scale nearly commensurate with the present income. A considerable part of the school revenue arises from perpetual fixed rents on the Ancoats property, the remainder from houses in Manchester, and the produce of the mills, which last may possibly fluctuate in some degree, owing to the varying ability of the people of Manchester to consume bread and beer; but, we trust, for the sake of the inhabitants, no vicissitudes in trade will occur to cause any material depression in this branch of the school-possession.

CHETHAM'S HOSPITAL AND LIBRARY.

This hospital, or college, was endowed by *Humphrey Chetham*, who, in 1651, left to his executors the two sums of £5300, and £1700, to purchase lands of the clear yearly value of £318, and £102, respectively; which lands were to be conveyed to twenty-four persons, upon trust, that the whole annual profits and revenue should be employed "in the relief, maintenance, educa-

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charged his real estates with two rent-charges of £180 and £102, which were to be subject to similar trusts, in the event of his executors failing to invest the £7000 in land, as directed.

The testator also bequeathed £200 for the purchase of godly books, for the edification of the common people, to be chained upon desks or fixed in convenient places in the parish churches of Manchester and Bolton-le-Moors, and in the chapels of Turton, Walmsley, and Gorton. He also left £1100 and the residue of his personal estate to establish a public library in Manchester; the books never to be taken out, but to be fixed or chained in the library, for their better security.

The building called the College-house was bought for the accommodation of the boys and the reception of the library, and, in the reign of Charles II. the trustees were incorporated by the name of the "Governors of the Hospital and Library, founded by Humphrey Chetham." An estate was purchased in the parish of Sutton-on-the-Hill, in Derbyshire, in satisfaction of the first legacy of £5300; but in respect of the second legacy of £1700, it appears no lands were purchased, and in consequence the rent-charge of £102, limited by the testator, out of his estate at Ordsall, Pendleton, and other places, is still paid. The legacies for books, and the establishment of a library, were applied as directed by the testator; but in the disposition of the residue of the personal estate, amounting to £2556, there appears to have been some mis-application. A part of this sum was laid out in the Hammerton estate, in Yorkshire; and the re-

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1. The college premises, comprising the hospital, library, yard, and offices, and a small piece of land, held on lease under the Earl of Derby, at the rent of £3.

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3. The Rochdale estate, situate partly in the township of Huddersfield, and partly in Spotland, is now let on building leases, for terms of 999 years. It has been let to thirty-seven different tenants, and the rents reserved appear to have been the highest which could be obtained at the period they were granted. The total yearly rents amount to £471 : 16 : 11.

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account of the Library: 1. The estate at Hammerton, which is divided into three farms, let to as many yearly tenants, at rents amounting altogether to £500. 2. The £1050, New Four per Cents. Total income of the library from land and stock £542.

hospital eighty boys are sustained, clothed, and under the care of the the hospital. These selected from the seven-mentioned in the foundation in the proportion of eight from Manchester, six from Salford, six from , four from Crumpsall, four from Bolton-le-Moors, four from Turton. The candidates for admission are supplied with printed forms of petition, which are returned to the governors signed by such of the inhabitants of the parishes where the boys reside, as are able to recommend them.

Boys are not admitted above the age of seven years, nor seldom less than five years. At fourteen years of age they are apprenticed with a premium of £4; their masters are to be members of the parish church. The total annual expense on account of salaries, including outlay on the estate, repairs of the premises, maintenance of three annual dinners of governors, insurance, wages, &c., amounted, in 1825, to £1,200 5s.

A library, for which a part of the hospital is fitted up, contains a large collection of books, and annual donations are annually made of the funds appropriated to this purpose. It is open to all (except Sundays), under the regulations, to all who wish to come there; books are permitted to be borrowed out of it. The annual salaries of the governors, books, and repairs of the Hamlet, &c. was, in 1825, £400 4s. A balance of £524, of the library, was in 1825.

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CHARITIES TO THE POOR.

In 1636, *George Clarke* conveyed to fourteen persons, and their heirs, all his lands in Manchester, Crumpsall, and Tetlow, subject to a rent-charge of 22s. in trust, that the clear yearly rents and profits should be applied, at the discretion of the boroughreeve, two constables, and one of the churchwardens, in the relief of poor, aged, and infirm people, dwelling in Manchester: when ten of the trustees were dead, the survivors to choose their successors; the lands were to be let to farm from year to year, at the best yearly profit, and the accounts of the trust were, every Michaelmas, to be submitted to the jury of the court-leet of the town and manor of Manchester.

The powers of the trustees under this conveyance were enlarged by an act of parliament, in 1795, by which they were empowered to grant leases for 21 years, at the highest reserved rents that could be got, provided they were not less than 2d. for every square yard, situate in Manchester, and one half-penny for every square yard in Crumpsall; and, by another act, in 1806, the trustees were enabled to grant the lands in Crumpsall, in fee, or for life, or years. Under these acts, the estates of the charity have been managed, and the greater part of the property in Crumpsall has been either conveyed in fee or demised for terms of 2000 years. All the property is in Manchester or Crumpsall, there being no district called Tetlow, though part of the property lies near a bridge

with very handsome salaries, afford sufficient remuneration to the masters, without their looking to emoluments from other sources. When the trustees come to consider, as the Commissioners intimate it is proper they should do, on what new objects the surplus revenue may be beneficially expended, it is to be hoped they will not be tempted to dissipate the funds of the institution, in augmented salaries and pensions, nor in the erection of costly buildings, to be converted to purposes foreign to the interests of the foundation.

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over the Irk, called Tetlow-bridge. The amount of unimprovable rents, from lands in Crumpsall, is £1153:12:4; the amount of rents improvable from property in Crumpsall and Manchester is £409. There is also £10,000, Three per Cent. Consols, standing in the names of the trustees; of which £7750, arising from the sale of timber, and houses in Cateaton-street, belongs to this charity, and the residue to Marshall's charity, which will be shortly noticed.

The total income of Clarke's charity is, therefore, £1796:2:4. The annual expenses consist of repairs of the charity-estate, surveyors' bills, solicitors' bills, and the sum yearly paid to the boroughreeve for disbursement among the poor. This last item amounted, in 1823, to £1114; in 1824, to £1200; and in 1825, to £1250. The boroughreeve also receives the produce of Marshall's, Shuttleworth's, and Hudson's charity, which he distributes with the sum paid on account of Clarke's trust. Under the directions of this officer, a large quantity of linen and blankets is procured, and public notice having been previously given that the charity is about to be disposed of, tickets are distributed by him to the principal inhabitants, to the churchwardens and constables, and the different clergymen in the town, to be filled up with the names of such poor persons as they wish to recommend. The overseers next go round to make inquiries as to the fitness of the objects recommended, after which, the distribution is made, the articles being previously marked, to prevent the poor from offering them to sale without being detected. A portion of these charities is

also usually given away, in money, to poor housekeepers, in sums varying from £1 to £5.

Little could be ascertained respecting *Marshall's* charity mentioned above; it appears that, in 1624, he conveyed all his lands, in trust, for the poor of Manchester, and that they were afterwards sold to commissioners, under an act for the improvement of the town, and the proceeds of the sale invested in the public funds. *Ellen Shuttleworth*, in 1695, left £50, in trust, to the boroughreeve, that the profit thereof should be laid out in linen, to be given to such poor persons inhabiting Deansgate, Manchester, as the said officer and two of the nearest relations of the testatrix, should deem most deserving. *Thomas Hudson*, in 1787, left £500, to trustees, under a contingency, which has failed, that the interest should be paid to the boroughreeve, in augmentation of the charities entrusted to him in that capacity. Up to the time of this Inquiry only 50s. appears to have been received on account of Hudson's donation, from Mr. Tipping, the surviving executor; but, applications having been made to that gentleman, he signified his willingness to pay up the arrears of interest, and that the principal should be conveyed to seven trustees, to be applied as directed by the donor.

The interest of the three last legacies is incorporated with the produce of Clarke's charity, and the whole disbursed, by the boroughreeve, as already described.

CHARITIES UNDER THE CHURCHWARDENS.

A rent-charge of £5 is paid to the churchwardens, by Mr. Wrigley, in respect of certain proper-

ty belonging to him, in Saddleworth, and which was charged with this annuity on account of a donation of £100, from *Henry Dickenson*, in 1682, to the poor of Manchester.

It appears, from the churchwarden's register, that *John Alexander*, in 1688, granted certain lands in Gorton, to the use of the poor, and which now form the premises known by the name of the Manchester POOR-LAND, consisting of three cottages, a garden, and 6s. 1r. 17p. of land; the whole of which property, in 1822, was let to John and Thomas Shawcross, for fourteen years, at the yearly rent of £30.

Thomas Percival, in 1693, left £150, to be invested in land, and one half the rent to be applied to the purchase of coal and bread, and the other half to buy linen for the poor of Manchester. The churchwardens are now in possession of an estate at Royston, in the parish of Oldham, which is supposed to have been purchased with this legacy; but there are no deeds to be found either relative to the purchase or the conveyance to new trustees. The property is on lease for twenty-one years, from 1819, to Mrs. Travis, at the clear yearly rent of £28, and consists of a messuage, garden, and seven closes, containing 9a. 3r. 29p. Under the land is coal supposed to be worth £1000; but the legal estate not being vested in the churchwardens, the Commissioners think it doubtful whether they could dispose of the coal for the benefit of the charity, or whether a court of equity could interfere to assist them.

Joseph Champion, in 1784, left £100, on trust, to apply the interest in the purchase of twelve

penny loaves, to be distributed on St. Thomas's Day, to persons sixty years of age, or upwards. The sum of £141 : 10, the amount of principal and interest of this legacy, was, in 1797, debited on account of the town; and, as interest, £7 : 1 : 6 is yearly paid out of the poor-rates, to the account of the charity.

The sums received by the churchwardens, in respect of the four last charities, amount to £70 : 1 : 6, which is distributed in bread, on the 21st of December and 6th of January, at the collegiate church, among the poor of the town. Another charity under the churchwardens arises from a legacy of £100, left by *James Moss*, in 1705, to be invested on real security, and the rent laid out in gowns, to be given to aged men on Christmas-day morning. On account of this donation, a rent-charge of five guineas is annually received from Edward Hobson, Esq. the annuity being charged on his property, in the parish of Eccles; and five, or more, blue coats are distributed by the churchwardens to poor persons of Manchester, upwards of sixty years of age.

NUGENT'S CHARITY.

This charity consists of two rent-charges of 20s. each, one of which is the chief-rent of 20s. payable by the trustees of Clarke's charity, the other is payable out of a house in Smithy-door, No. 38, and the property of Thomas Worsley, Esq. They were left by *Walter and Margaret Nugent*, on trust, to be yearly expended in buying turves, to be given to poor housekeepers of Manchester. The trustees appear all dead, but the accounts are preserved in the office of the

boroughreeve. No chief-rent has been paid by Clarke's trustees since 1812, nor by Mr. Worsley since 1809, but this gentleman assured the Commissioners the payment should be forthwith resumed. The last distribution of the charity was made, by Mr. Hardman, among twenty females.

MAYES'S CHARITY.

Edward Mayes, in 1621, left £120 to be vested in land, and the rent distributed to the poor on Good Friday, either in money or victuals. The legacy was laid out in premises situate in Milne-gate, and Milner's Lane. The present trustees are Robert Markland, Thomas Touchet, Dautesey Hulme, Richard Wood, and Thomas Hardman, Esquires. Under an act of parliament, in 1794, power was given to grant the charity estate in fee-farm, or demise it for years, for building and laying out in streets, at the best rents which could be obtained, provided they were not less than 2*d.* per square yard. Accordingly, the whole property has been let on building-leases, such parts having been reserved for streets as were convenient for the purpose. The several leases are for ninety-nine years, and they contain covenants; on the part of the lessees, to erect buildings worth, annually, double the amount of the reserved rent, and to keep such buildings in repair. The amount of rents reserved is £429, which is divided in equal shares among the trustees, by whom they have been distributed among poor people of the town, chiefly in money, but occasionally in blankets or clothing. A meeting of the

trustees is held about Easter, when the accounts of the treasurer, Mr. Markland, are audited, but no account is given by the trustees of the application of the sums paid over to them for distribution. The Commissioners suggested the propriety of such account being kept, and audited with the accounts of the treasurer.

In the list of charities in the churchwarden's register are recorded certain gifts, by *Richard Holland* and others, to the amount of £158. These gifts were laid out, in 1680, towards erecting certain almshouses, on a part of the estate belonging to Mayes's charity; but, after obtaining the act for the improvement of that property, the almshouses were pulled down and the site let on a building lease. The almspeople were allowed a compensation for rent, and one still survives, who receives £5 : 4 out of the funds of Mayes's charity.

HARTLEY'S CHARITY.

This was a legacy of £50, left by *Nicholas Hartley*, in 1628, and laid out in premises, in Moston, in Lancashire, which were conveyed to six persons, upon trust, to apply the rents and profits to the relief of the poor and aged of Manchester, and that the accounts should, yearly, on Tuesday, in Easter week, be submitted to the inhabitants in the parish church. William Hardman, John Hardman, Thomas Hardman, William Garnett, and Thomas Halsted, are the present trustees. The trust-premises consist of a house, garden, and two closes, containing about two acres, which are on lease to Thomas Taylor, Esq.

at a rent of fifteen guineas, the full value. The rent is distributed by three of the trustees, resident in Manchester, in sums varying from 5s. to 2s. and the accounts are submitted on Easter Tuesday, as directed.

ELLEN HARTLEY'S CHARITY.

Ellen Hartley, in 1626, conveyed a messuage, and other premises, in Market-stidd-lane, upon trust, to pay the clear yearly rents to the two constables and churchwardens of Manchester, to be distributed among the aged and poor of the town, and the accounts to be audited in the church, as directed in the last mentioned charity. In 1822, these premises were sold, under an act of parliament, for the improvement of Market-street, for £1370, and the proceeds are now in the funds, to the account of the trustees, John Barton, Charles Brandt, and three others. No income has been received since the sale of the premises, in 1822; but there seems no reason why the dividends should not be received, in future, and paid over to the constables and churchwardens, as directed in the will. The charity was formerly distributed in sums of 1s. and 2s. 6d.; but the accounts never appear to have been audited at the church.

PARTINGTON'S CHARITY.

This was a legacy of £100, left by *John Partington*, in 1677, to be invested in land, for the benefit of the poor of Manchester, and which was laid out in certain messuages and fields, in Little Lever, in the parish of Bolton; but as the Commissioners, at the time of the Inquiry, could not discover the si-

tuation of the property, nor the possessors thereof, they deferred the full particulars of the charity until they commenced their inquiries at Bolton.

BARLOW'S CHARITY.

In the Churchwardens' Register, in the list of charities drawn up, preparatory to the parliamentary returns of 1786, it is stated that *John Barlow*, in 1684, gave £5 a-year, towards maintaining a schoolmaster at Shrigley, to teach poor children; £6 a-year to bind poor boys apprentices in Shrigley and Manchester, alternately; and £1 a-year to buy books for the school. The same donations are said to be recorded on a benefaction-board, in the church of Shrigley, in Cheshire, and the payments to be charged upon the donors' estates, in Pott-shrigley and Mottram St. Andrew's. The Commissioners could not discover any trace of the payment of this charity for the use of the poor of Manchester; but they are in hopes of being able to identify the premises liable thereto on visiting Shrigley.

SUTTON'S CHARITY.

This charity arises out of a bequest of *Robert Sutton*, in 1687, towards the clothing of poor persons, dwelling in Manchester, to the number of twenty-four, at the least, the clothing to be provided at Martinmas, and the accounts of the trustees were to be yearly produced, in Easter week, in the church of Manchester, for the inspection of such as might be present. There has been no appointment of new trustees since 1747. The property consists of a rent-charge of £10, on premises in Gorton; at

a place called Abbey-hey, of which Mr. Chorlton is the owner. Also, of an estate at Sholver, comprising a messuage and twenty acres held under a lease for 5000 years, at a rent of £10, now paid by Abel Compton. The acting trustee of the charity, Henry Farrington, Esq. receives these payments, with which he purchases a quantity of stuff, for gowns, that is divided, equally with two other trustees, Messrs. Markland and Fielding, who distribute the same among old women living in the town or neighbourhood. In February, 1826, sixty gowns were about to be doled in this manner.

MYNSHULL'S CHARITY.

Thomas Mynskull, in 1728, conveyed to one of the chaplains of the collegiate church, and five others, certain premises adjoining the west-side of the Hanging-bridge, in Manchester, on trust, to be let at the full yearly value, and out of the rents, after reserving 10s. for their trouble, and 12d. to pay the chief-rent, the residue was to be expended in binding poor healthy boys, born and living in the town, apprentices; the boys were to be bound by the churchwardens, according to usual custom, and 50s. were to be given as premiums with each boy, and 10s. for a suit of clothes: when the number of trustees was reduced to three, the survivors were to elect others, the chaplain of Manchester-church being always one. The Rev. John Gatliff, one of the fellows of the collegiate church, and the Rev. Cecil Wray, one of the chaplains, are now of the number of trustees. The property belonging to the charity consists of a house,

with cellars underneath, and a yard, situate at the corner of Hanging-bridge-lane and Cat-eaton-street. The premises are very old, and are let to Richard Gresty, at £51 per annum, which is applied in binding out apprentices the sons of poor persons, residing in Manchester; Mr. Nabb, a solicitor, and one of the trustees, drawing up the indentures, for which he charges one guinea. Each boy received a premium of £4, which was considered to include the allowance for clothing. Since 1823, the trustees have declined apprenticing any more boys, being desirous the income should accumulate, in order to obtain a sufficient fund to rebuild the premises.

OLDFIELD'S CHARITY.

In the Churchwardens' Register it is stated that *Humphrey Oldfield*, in 1690, bequeathed £20 to the poor of Manchester, and £50 to the poor of Salford. These legacies are now in the hands of the Rev. Thomas Gaskell, who married a descendant of the benefactor, and by whom £3:10 is distributed every St. Thomas's Day, in the proportions of five to two, among poor persons of Manchester and Salford, in sums varying from 2s. 6d. to 5s. Mr. Gaskell expressed a wish to purchase a permanent annuity of £3:10, and to appoint some persons of the Oldfield family trustees.

CARTWRIGHT'S CHARITY.

Francis Cartwright, in 1708, left, to Oswald Mosley and five others, £420, to be placed out on security, and the produce applied in the payment of 20s. yearly, for a sermon in the parish

church of Manchester, on New-Year's Day, and the residue to be divided into three equal parts, of which two parts were to be lent, yearly, without interest, to two honest men, well principled in the doctrine of the established church, who had faithfully served their apprenticeships, and could give security for repayment at the expiration of the term, so that the loans might be advanced to others on similar conditions; and the remaining third part to be applied in binding out such poor boys apprentice as could read English, and whose parents were indigent housekeepers, who maintained themselves without parochial assistance: the trustees were to meet yearly, on the Monday next after the feast of St. Andrew. Certain chief-rents, amounting, altogether, to £19:0:10 per annum, arising from property in Oldham, Chaderton, and Manchester, are paid on account of this bequest. The rents are received by Thomas Markland, Esq. the acting trustee of the charity. The funds of the trust, beside the annual income, amount to about £1000, which is employed according to the direction of the testator. Sums of £50 are lent to young tradesmen, without interest; apprentices are placed out; and an annual allowance is made to a clergyman for preaching a sermon. While Mr. Markland has had the management of the charity, the loans advanced have been punctually repaid, either by the parties themselves or one of their sureties, without loss; and among the bonds, delivered to him by his predecessor, there is only one on which the full payment has not been recovered. Since 1819, twenty-three children

have been apprenticed to good trades, with premiums varying from eight guineas to £20. The trustees meet on the Monday after the 30th November, when a sermon is preached, instead of on New-Year's Day, and for which the preacher receives £1, and 7s. are paid for ringing the bells previously to the service.

RICHARDS'S CHARITY.

Catharine Richards, by her will, dated 3d March, 1711, after devising her manor of Strangeways, and her mansion of Strangeways-hall, and her property in Manchester, directed that the persons who should be in possession of the devised estates should, out of the rents of the houses in Manchester, pay £100 per annum for the relief of widows of decayed tradesmen of Manchester, and for instructing and apprenticing poor boys and girls of the like decayed tradesmen, in such manner and number as they, together with the warden of Manchester, should direct. If the clear rents of the houses did not produce £100, the objects of the charity were to be proportionally limited. And, in the event of the failure of issue from Francis Reynolds and the other devisees, the entire produce of the whole estate of the testatrix was to be applied to the charitable objects mentioned, in such manner as the warden of Manchester, with the approbation of the boroughreeve, the churchwardens, and overseers, should appoint.

The principal part of the estate devised by Mrs. Richards is now the property of Lord Ducie, the grandson and heir of Francis Reynolds; and the ultimate devise of the warden, in the

event of the failure of issue, appears to have been barred by a recovery suffered in 1797. With respect to the premises in Manchester, which were charged with the payment of the £100, a part was purchased by the churchwardens and overseers, for building a poor-house, under an act of parliament, in 1790, subject to the payment of an annual rent of £100, to Lord Ducie, and such persons as should, in succession, become entitled to the residue of the estates mentioned in the will. The £100 per annum is now charged to the account of the poor-rates, and the payments on account thereof are made by Mr. Lings, the assistant to the churchwardens. Seventy pounds are yearly divided among ten poor widows resident in Manchester, who are appointed by Lord Ducie and the warden, alternately, as vacancies occur. The sum of £20 per annum is given to the national school for boys, and, on account of which, fourteen boys are instructed. The remaining disbursements, on account of the charity, are in occasional apprentice-fees for the boys educated.

In 1825, there was a balance in favour of this charity in the bank of Messrs Jones, Loyd, and Co. amounting to £671:12:4, entered to "the parish account," and for which interest is allowed at three per cent. The Commissioners think it desirable that some steps should be taken for the disposal of this balance, either by investing it in the public funds, or increasing the number of objects of the charity so as to exhaust it; and they were assured by the warden that the subject would be taken into immediate consideration.

BAGULEY'S CHARITY.

William Baguley, in 1725, left £200 towards the founding of a charity-school, and which appears, from the Churchwardens' Register to have been laid out in the purchase of several chief-rents, amounting, annually, to £8 : 13 : 2, which were vested in Sir John Parker Mosley and the Rev. Robert Kenyon. Under the statement in the Register is an entry, in pencil, that seems to have been intended as a list of the rents, but by whom or when this entry was made does not appear. The Commissioners applied to the persons now in possession of the premises mentioned in the list, but they could not obtain any information from them on the subject, nor any evidence of the payment of the rents, except as to one of £2, though it is supposed that the whole, or at least part of them, were received by John Thornton, who kept a school in Tipping's Court, up to the time of his death, in 1821. As to the £2, it forms part of a reserved rent of £22, on premises in the easterly side of Deansgate and Toll-lane, payable by Mr. Mather, to the Rev. J. Ward and another, who are ready to resume the payment of this annual sum as soon as any one is authorized to receive it. As there are neither trustees nor schoolmaster, nor can any be appointed without incurring the expense of an application to the Court of Chancery, the Commissioners recommend the payment to be made to the churchwardens of Manchester, to be added to the funds now appropriated to the education of the poor.

HINDE'S CHARITY.

Anne Hinde, in 1723, left a

parcel of land, in Salford, her messuage in Fennel-street, and the residue of her personal estate, on trust, to six persons, for the instruction of ten children of Manchester, and ten children of Stretford, half boys and half girls, whose parents did not receive parish aid, in reading, writing, and the church catechism; the boys to be provided with green frocks, hats, stocks, hose, and shoes; the girls, with green gowns, caps, handkerchiefs, stockings, and shoes, and also with books for their instruction; they were publicly to say their catechism once, on a Sunday, every year, in the collegiate church of Manchester, or in the chapel of Stretford: and, when the number of trustees was reduced to three, as many more were to be appointed by the survivors. The present trustees are William Fox, Henry Farrington, Thomas Borron, Thomas Hardman, Joseph and Edward Loyd. The premises in Salford, under an act of parliament, were purchased by the magistrates, for the purpose of erecting a house of correction, for that hundred, on the site; and the houses in Fennel-street, being in a ruinous state, were pulled down, and a substantial dwelling erected on the spot. The property of the charity, at present, consists of, 1. The dwelling in Fennel-street, now a public house, known by the sign of the Apple-tree, on lease for eleven years, from 1817, at the clear rent of £144 a-year. 2. Funded property, standing in the name of the trustees, and yielding a dividend of £55 : 13 : 4 per annum. 3. A reserved rent of 5s. paid by the churchwardens for a right of way leading through a passage ad-

joining the public-house, to a Sunday-school belonging to the collegiate church. Total income of the charity, £199 : 18 : 4.

Out of this income, twenty-eight children of Manchester and twenty-nine of Stretford are clothed and educated, free of expense. The former are instructed in St. Mary's charity-school, the latter in a building erected in Stretford, on the waste, and which is kept in repair by the township, a rent of 1s. being paid to the lord of the manor. The children are appointed at an annual meeting of the trustees, in May: none are admitted whose parents are not of the established church, or receive parochial relief. They continue in the school three years, and receive, annually, a suit of clothes, according to the direction of the testatrix.

CORLES'S CHARITY.

Jane Corles, in 1732, left £55, on trust, to the two chaplains of Christ's College, in Manchester, to be placed out at interest, and the interest distributed, in twelve penny loaves, to poor persons attending divine service; or if such distribution failed to induce their attendance at church, then the produce of the bequest to be distributed, every Christmas-eve, to twenty-two poor persons, at the rate of half-a-crown each. This legacy is now in the bank of Messrs. Jones and Loyd, in the name of the Rev. Cecil Wray, one of the chaplains of the collegiate church, by whom the interest is distributed on Christmas-eve, among poor widows of the town, who have usually attended the church. The Commissioners suggested to Mr. Wray the

expediency of investing the bequest in the public funds.

SEDGWICK'S CHARITY.

Roger Sedgwick, in 1733, left £200 to his son and heirs, on trust, to be invested in lands of inheritance, or, if no suitable purchase could be made, he charged them with the payment of £10, yearly, to the poor of Manchester, not receiving parish aid; £20 was added to the original legacy by the trustees, and the whole laid out in the purchase of several rent-charges, issuing out of a close in Manchester, called Wilkinson's Garden, amounting in the whole to £8 : 3 : 9 per annum, and which is now received from the owners of the premises, Messrs. Merrick, Withington, Aston, and Bradshaw. The rent-charges are, at present, vested in James Sedgwick, Esq. of Hoole-hall, near Chester, who, of late years, from inadvertency, has distributed them among the poor of his own neighbourhood, but being now aware that the charity was intended for the poor of Manchester, he has engaged to apply the income, in future, according to the intentions of the donor.

SCHOLES'S CHARITY.

Elizabeth Scholes, in 1734, left £21, to pay one guinea for a sermon to be preached in the collegiate church, by the chaplains, alternately, on St. John the Baptist's Day; she also left the interest of £150, to be distributed among twenty indigent housekeepers, not receiving parish relief, who should attend to hear the said sermon; and the interest of £52 to be distributed by the churchwardens of Chapel-in-the-Frith, in Derbyshire, in

twelve loaves, weekly, among poor housekeepers and children attending the morning service. An option was left to the trustees to invest the several sums mentioned in the purchase of an estate, but these legacies were ultimately laid out in the public funds, and the trustees are now Messrs. Bateman, Maud, Gould, and Hall. In 1813, the dividends amounted to £14 : 10 : 2; of which sum £1 was paid for a sermon; £11 was distributed among twenty widows at 11s. each; £2 : 10 was paid to the churchwardens of Chapel-in-the-Frith, leaving a balance of 2d. to the trustees.

DISSENTERS' CHARITIES.

In 1735, *Ann Butterworth* gave to fifteen trustees £500, on trust, after her death, to apply the interest in apprenticing children of poor protestant dissenting ministers, decayed tradesmen, and others, being dissenters, not excluding other protestants of religious characters, who have not received parish aid, to masters and mistresses likely to set them good examples; each apprentice to have a premium, not exceeding £20, and a gratuity of £5, in case of good behaviour and future promise at the expiration of the term: the legacy might be invested either in land or rents, and not fewer than five, nor more than twelve, trustees were to act. To the original legacy, and for the same purposes, *Daniel Baylay*, in 1762, added £100. The trustees are dissenters, and members either of the congregation attending Cross-street or Mosley-street chapels, and the first trustees were persons of the same denomination. The funds of the charity consist of £3066 : 13 : 4,

Three per Cent. Consols, considerable additions having been made by investing the surplus income beyond the amount which has been expended in binding out apprentices. The stock stands in the names of three of the trustees, Benjamin Heywood, James Darbyshire, and Joseph Pilkington. In the last ten years, twenty apprentices, boys and girls, have been placed out: with ten of these, a premium of £20 has been paid, with one a premium of £30, and with the others it has varied from £5 to £15. No gratuity has been paid to advance young men in business who have diligently served their apprenticeship.

From this statement, it appears that the annual surplus income is considerable; yet it was stated that no application is refused, provided the applicant comes within the description of objects sought to be benefited by the charity. It was also represented to the Commissioners that it is well known, in Manchester, that such a provision exists, and that it is for the benefit of all persons being protestants, whether of the Church of England or dissenters. What is more remarkable, there are other charities in the town, for the purpose of putting out apprentices, in which no difficulty occurs in finding proper objects, even with a *smaller premium* than is allowed out of this charity; the Commissioners, therefore, cannot help thinking that if the nature of the charity were more generally known, its benefits would be more frequently sought for. The Commissioners further recommend that the balance in Mr. Heywood's bank should be invested in the funds, unless occasions should imme-

diately occur of appropriating it agreeably to the intentions of the donors.

Under the management of the same class of dissenters are several charitable donations, which were invested in the purchase of £683 : 6 : 8, Three per Cent. Annuities, now standing in the names of John Touchet and Samuel Kay, and the profits of which were left to be distributed among the poor of the Presbyterian congregation meeting in the New Chapel, in Cross-street. The dividends arising from this fund is shared among the trustees, who disburse it, according to their discretion, in sums stated to vary from 7s. to 20s.; but of late years *no account* has been kept of the distribution.

Daniel Shelmerdine, in 1801, left to the trustees of the Independent-chapel, in Mosley-street, 120 guineas, to apply the interest monthly, on sacrament-days, for the benefit of the poor of the congregation. This legacy was laid out in the purchase of a chief-rent of £7 : 0 : 2, issuing out of a field adjoining Cross-street, and which is now paid by Mr. Livesay to the deacons of the chapel, by whom it is distributed among the poor.

NICHOLSON'S CHARITY.

Ellen Nicholson, in 1742, left £120, on trust, to pay the interest to ten poor inhabitants of Manchester, who had no relief from the town. This bequest is now in the hands of J. Tipping, Esq. of Devonport-hill, near Congleton, and he pays interest at the rate of five per cent. The trustees are Mr. Tipping and Mr. Jackson, of Manchester, the last of whom receives the interest, which he dis-

tributes among ten poor widows whose names are entered in a book kept for the purpose.

BENT'S CHARITY.

Elizabeth Bent, in 1773, left £500, on trust, to pay the interest to the warden and fellows of the collegiate church for the support of a school in the Old church-yard; and out of the residue of her personal estate, she left the interest of £50 to the poor of each of the several townships of Manchester, Cheetham, and Prestwich, to be paid to the boroughreeve, and applied according to his discretion. The interest on the legacies of £500, and of £50 each to the two first mentioned towns, was paid until the year 1790, by the Rev. Humphrey Owen. It was subsequently paid by Mr. Ridgway, a solicitor, then living in Manchester, until 1801, when he left the country, and nothing has been paid since, and the charity may be now considered lost. The payment to Prestwich appears to have dropped at the same time. The Commissioners declined inquiring into the Collegiate-church school as it appeared to be within the exceptions of the 7th section of the Act of Parliament.

FISHER'S CHARITY.

Catharine Fisher, in 1752, granted her premises in Deansgate, on trust, to pay, every 13th of January, to forty poor housekeepers, residing in Manchester, and of the communion of the Church of England, 5s. each, and with the residue buy twenty-four penny loaves, to be given every Sunday in the collegiate church, to as many poor persons, and thirty penny loaves to be

given every Good Friday, Christmas-day, and Ascension-day, in the same church; and she also left a clear yearly rent of 50s. issuing out of messuages near Salford-bridge, to be shared among ten poor housekeepers, residing in Salford, and regularly attending divine service on Sundays. The original deed of this conveyance cannot be found. The premises in Deansgate were leased for 999 years, at a reserved rent of £15 : 11 : 6, the amount of the payments charged upon them by the testatrix, which is received from Mrs. Varley, by Mr. Clough, solicitor, who every Christmas pays 5s. each, to forty poor widows. He also pays £5 : 11 : 6, the residue of the rent, to the clerk of the collegiate church, for providing bread, which is distributed under the observance of the churchwardens on Sundays. The rent-charge of 50s. per annum is received from the owner of a public-house, in Salford, called the Red-lion, by Mr. Clough, and is distributed by him in sums of 5s. each, among poor persons, living in Salford, of the description intended by Mrs. Fisher.

The Churchwardens' Register mentions a further donation of this benefactress, of £60, to be lent for seven years, without interest, and, in 1786, vested in Daniel Whittaker and John Ridings; but the Commissioners could not obtain any information respecting it.

CLAYTON'S CHARITY.

James Clayton, in 1784, bequeathed, to the churchwardens and overseers, £400, to be paid after the death of his wife, and the interest applied in the purchase of bedding and bed-

clothes, to be distributed, every St. Thomas's Day, among poor working inhabitants, being housekeepers, and residing in Manchester. This legacy was not received till 1813, when, after deducting the legacy-duty, it was invested in the funds, and the dividends applied to the purchase of blankets. Tickets are given by the churchwardens to some of the principal inhabitants, to dispose of among poor persons whom they wish to recommend as fit objects of the charity. On St. Thomas's Day, 1825, upwards of seventy blankets were thus disposed of.

CHARITY TO HOUSEKEEPERS.

Sarah Brearcliffe, who died in 1803, left £3000, on trust, to be laid out as seemed best, and apply the yearly income in the maintenance or relief of fifteen old housekeepers who had been inhabitants, with a good character, either of Manchester or Salford, for seven years, and who did not possess a yearly income of 40s. the oldest persons always to be preferred; and, on the death of the trustees named in the will, the two chaplains of the collegiate church, the rector of St. Ann's, if the officiating minister, but if not, the curate, and the rector of Trinity-chapel, Salford, if officiating, but if not, the curate, should have the sole management of the trust-premises, and the nomination of the objects of the charity. Miss Byron and Mr. Fox are the surviving trustees named in the will, the former, who resides in Manchester, nominates the persons claiming the benefit of the donation, and the latter manages the funds. The legacy, after deducting duty, was invested in the public securities, and the annual

dividend amounts to £112. The persons receiving the charity have always been females, widows or single women, it being supposed that such was the intention of the testatrix, although not expressly mentioned in the will. In 1823, £8 each was allowed to fourteen poor women, which exhausts the present income from dividends; but a balance of £54 being in the bank, it is proposed to lay it out in a further purchase of stock, so that the number of objects may be increased to fifteen, according to the directions of Mrs. Brearcliffe. No expenses attend the management, except those of occasional powers of attorney and postage.

ST. PAUL'S SCHOOL.

This school was established by the curate and chapel-wardens, in 1777, out of funds arising from voluntary contributions for gratuitous instruction, in the English tongue, of children frequenting St. Paul's chapel, in Manchester; and certain premises purchased for the use of the school, and the general management thereof, were vested in ten trustees, chosen from among the pew-proprietors and communicants of the chapel. For several years the charity has been under the management of the curate and chapel-wardens, and the property belonging thereto consists of three cottages adjoining the chapel, producing a yearly income of £34 : 5. Out of these rents and the offertory-money collected in the chapel, the schoolmaster received six guineas for instructing twelve children, and the residue of the income was applied in clothing them and purchasing books. In 1816, children were sent to the National,

tributes among ten poor widows whose names are entered in a book kept for the purpose.

BENT'S CHARITY.

Elizabeth Bent, in 1773, left £500, on trust, to pay the interest to the warden and fellows of the collegiate church for the support of a school in the Old church-yard; and out of the residue of her personal estate, she left the interest of £50 to the poor of each of the several townships of Manchester, Cheetham, and Prestwich, to be paid to the boroughreeve, and applied according to his discretion. The interest on the legacies of £500, and of £50 each to the two first mentioned towns, was paid until the year 1790, by the Rev. Humphrey Owen. It was subsequently paid by Mr. Ridgway, a solicitor, then living in Manchester, until 1801, when he left the country, and nothing has been paid since, and the charity may be now considered lost. The payment to Prestwich appears to have dropped at the same time. The Commissioners declined inquiring into the Collegiate-church school as it appeared to be within the exceptions of the 7th section of the Act of Parliament.

FISHER'S CHARITY.

Catharine Fisher, in 1752, granted her premises in Deansgate, on trust, to pay, every 13th of January, to forty poor housekeepers, residing in Manchester, and of the communion of the Church of England, 5s. each, and with the residue buy twenty-four penny loaves, to be given every Sunday in the collegiate church, to as many poor persons, and thirty penny loaves to be

given every Good Friday, Christmas-day, and Ascension-day, in the same church; and she also left a clear yearly rent of 50s. issuing out of messuages near Salford-bridge, to be shared among ten poor housekeepers, residing in Salford, and regularly attending divine service on Sundays. The original deed of this conveyance cannot be found. The premises in Deansgate were leased for 999 years, at a reserved rent of £15 : 11 : 6, the amount of the payments charged upon them by the testatrix, which is received from Mrs. Varley, by Mr. Clough, solicitor, who every Christmas pays 5s. each, to forty poor widows. He also pays £5 : 11 : 6, the residue of the rent, to the clerk of the collegiate church, for providing bread, which is distributed under the observance of the churchwardens on Sundays. The rent charge of 50s. per annum is received from the owner of a public-house, in Salford, called Red-lion, by Mr. Clough, and distributed by him in sums of 5s. each, among poor persons living in Salford, of the description intended by Mrs. Fisher.

The Churchwardens' Register mentions a further donation of this benefactress, of £60, to be lent for seven years, without interest, and, in 1786, vested in Daniel Whittaker and Ridings; but the Commissioners could not obtain any information respecting it.

CLAYTON'S CHARITY.

James Clayton, in 1784, bequeathed, to the churchwardens and overseers, £400, to be paid after the death of his wife, and the interest applied to the purchase of bedding and

es, to be distributed, every Thomas's Day, among poor inhabitants, being house-ers, and residing in Man-ter. This legacy was not ved till 1813, when, after cting the legacy-duty, it invested in the funds, and idivdends applied to the pur- of blankets. Tickets are

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school to the number of twenty, all of whom were supplied with clothing. In 1822, when the present incumbent was appointed, it was considered that the sacrament-money could not be properly appropriated to this object; from that time the vacancies in the number of children were not filled up, and since 1823, none have been either clothed or educated, the income of the charity being allowed to accumulate in the hands of the wardens or expended in repairs of the chapel.

The Commissioners think steps should be taken to re-establish this charity, and that the accounts of the wardens should be forthwith settled, and the balance invested on proper security. It is suggested, by the incumbent, that part of the premises may be given up to a schoolmistress, in consideration of teaching twelve girls, free, in the school-room, being allowed to take other scholars on her own terms; and that, with the residue of the rents, aided by a collection in the chapel, such girls may be clothed. The chief objection is that the trust-deed directs that the whole income should be expended in education and providing them with books, and there is no authority given to the curate and chapelwardens to dispose of any part of it in clothing. It is stated, however, that sufficient gratuitous instruction can be obtained in the neighbourhood, and that if this plan were adopted, the principal part of the expenses would be defrayed by voluntary contributions.

LOST CHARITIES.

The Commissioners could not obtain any information of three charities mentioned in the Church-

wardens' Register, amounting to about £200, chiefly bequeathed for loans, without interest, to young tradesmen, and which may be properly included under this head.

In the course of the inquiries into the charities for the poor, in Manchester, it was found that £4 is annually laid out by the Rev. J. Clowes, in linen, which he distributes, about Christmas, at the collegiate-church, among persons attending there. This sum is transmitted to Mr. Clowes, by Samuel Peploe, Esq. who states that he conceives the payment is not secured by any deed or will, and that it is a voluntary gift; the same sum was formerly distributed by his grandmother, and, therefore, the only proof of its being obligatory is the fact of the uniform distribution of the same for many years.

Having gone through the charities reported in the township of Manchester, we shall next give an account of the charities in the several townships and chapelries into which the parish of Manchester is divided.

TOWNSHIP OF ARDWICK.

A building, in this township, comprising two school-rooms, has an inscription, purporting that the school was erected and endowed by *Samuel-Thomas* and *George Birch*, in 1764. And, in the parliamentary returns of 1786, it is stated that the same persons gave £200 for teaching eighteen children, which was then vested in Samuel Birch, and produced £8 per annum. The Commissioners could not discover any documents in the township relating either to the foundation or the endowment, but it is reported that the sum

of £8 was formerly paid to the schoolmaster, out of the rents of an organ-gallery, erected by Thomas Birch, Esq., in the chapel at Ardwick. But, according to the license of the bishop, for erecting the same, Mr Birch was to receive the rents of the pews in the gallery, only, until such time as he should be reimbursed his expenses; and that, afterwards, the rents were to be paid to the curate, so that no permanent charge could have been created for the benefit of the school. The master is appointed by the trustees to the chapel and the subscribers to the Sunday-school.

TOWNSHIP OF BLACKLEY.

Several persons having subscribed to erect a school and school-house, in this township, in 1793, the Hon. *Edward Percival* gave a piece of land for the site, which was conveyed to fifteen trustees, who were empowered to choose their successors from persons residing in Blackley, elect a master, for the instruction of children in reading, writing, and arithmetic, for such payment as was usual in other public schools in the parish of Manchester, and remove him in case of misbehaviour, after three months' notice. The school contains two rooms, the lower of which is used as a day-school, and the building is also used as a Sunday-school, the subscribers paying the master £4 per annum, as rent, and keeping it in repair.

Robert Lichfield, in 1710, devised a messuage and tenement, called Cooper's tenement, upon trust, to pay, out of the rents, a clear annuity of £5 to such schoolmaster, inhabiting Blackley, as the trustees should elect.

George Johnson, John Hulton, and nine others, are the trustees of this rent-charge, which is now paid by Mrs. Allsop, the owner of a small farm called Cooper's, to the chapel-clerk, who keeps a school upon his own premises, and was appointed by the trustees to receive the payment. *No children are taught free on account of this benefaction.*

Adam Chetham, in 1652, granted a messuage and land in Blackley, held on lease for 999 years, from that date, at the rent of 4s. 6d. on trust, to apply the clear produce of the premises, in the proportion of one-third, towards the better maintenance of a preacher at Blackley-chapel, and the remaining two-thirds towards the relief of the poor, residing in the township, under the direction of the two constables and chapel reeves: the number of trustees not to exceed eight, nor be fewer than six, and every Tuesday in Easter week they were to render an account of their trust, in the chapel, to such inhabitants as might be present. Upon a part of the trust-property, a poor-house has been erected, and the residue is held by the executors of Samuel Taylor, at a rent of £21, under a long lease, expiring in 1913. The lessees have erected ten cottages on the premises, supposed to be worth £60 per annum. No rent has ever been paid for the use of the site of the poor-house; but the Commissioners conceive a fair rent ought to be paid by the overseers, or that the premises should otherwise be let for the benefit of the charity. The rent of £21 is received by one of the trustees, and one-third is paid to the incumbent of the chapelry; the

—Moss-side, Rushulme, Denton, and Levenshulme—are, improperly, excluded from the benefit of the annuity of £4 to the poor.

Thomas Chorlton, in 1728, charged his premises at Grundy-hill, with the payment of £5 yearly, to the chapelwardens of Didsbury, to distribute, in the chapel, £4, weekly, in bread, to the poor, and pay the 20s. residue to the schoolmaster at Barlowmoor-end. This rent-charge is paid by Mr. Thorniley, and applied as directed.

Sergeant Boardman, in 1768, left £50, on trust, to lay out the interest in bread, to be distributed, every Sunday, in the ancient chapel of Didsbury. This legacy is invested in the funds, in the name of the Rev. I. Newton, and a dividend of £3:1:6 is yearly received by the chapelwarden, which is applied with Chorlton's charity.

Ann Bland and *Thomas Linney* left, each, £100, on trust, to apply the profit to the relief of the poor, and which was laid out in the purchase of a meadow, in Didsbury, called Twyford's Wharf, which contains about two acres, and is now in the occupation of Joseph Reddish, at the rent of £13. The trustees being all dead, the chapelwardens have had the entire management of the charity. They lay out the rent in the purchase of blankets, which they distribute, in the course of the winter, among poor housekeepers not receiving parochial relief.

Edward Hampson, in 1756, left £100, on trust, to pay, yearly, to the minister, at Didsbury, £1; to the schoolmaster, £1; to the singers of the chapel, £1; and the remainder to such uses as the trustees should appoint. This

bequest is in the hands of Mr. Fielden, who pays £5 interest, which is applied to the purposes mentioned, and the residue of £2, Mr. Fielden distributes, in clothing, among the poor of the chapelry.

There is a Sunday-school in this chapelry, to which *Robert Parker, Esq.* left £20, but it is principally supported by voluntary subscriptions, and, consequently, exempt from this Inquiry.

TOWNSHIP OF GORTON.

A school was erected in Gorton, some time prior to 1812, by voluntary contribution, on a piece of ground belonging to Robert Rider, and conveyed to ten trustees, who were to appoint a fit person, of the established church, to be master of the school, to bring up children in the same persuasion, and teach them reading, writing, and arithmetic, for the same prices as were usual in the parish of Manchester; the trustees to have the use of the school for any meeting of the inhabitants on town business, and, in case the school was used as a Sunday-school, the children attending it were to be educated in the principles of the established church; the school to be kept in repair by the master, and, in the event of it falling into decay so as not to be used for a school for the space of three years, the site and erections thereon were to be re-conveyed to Robert Rider, his heir and assigns. The present trustees are the Rev. James Gatliff, Thomas Pownall, and John Rothwell. No children are taught free, but the master is allowed to charge such quarterage as he thinks proper. As the teacher of the Sunday-school,

master receives the interest legacy, of £20, left by Rev. J. Darby, and now in bank of Messrs. Jones, & Co.

arah Taylor, in 1680, left the interest to be paid to minister in Gorton-chapel; also, £20, the interest to be to the poor. The interest of legacies was paid, for some prior to her death, by a lady, named Arderne. Property was left to meet the rent after her decease, but executor, Mr. Gregg, has renewed the payment to the, out of respect to her memory, as a *voluntary* gift, and as it must now be considered.

TOWNSHIP OF HEATON NORRIS.

hn Hollingpriest, in 1785, £200, on trust, for the benefit of the charity-school, situate on the turnpike-road, in Heaton-Norris. The legacy is secured on mortgage, at five per cent. Messrs. Lingard and Ghan, solicitors, of Stockport, pay the interest, after deducting £1 for their trouble. The school is near St. Thomas's chapel, and appears to have been erected upon the waste, by subscription, about a century ago, and to have been repaired by the same means. The master is appointed by the inhabitants of the township. He has about 20 scholars, who are instructed upon his own terms, in reading, writing, and accounts; children being taught gratuitously.

The township are certain lands adjoining an estate called the *Tithe-barn-house*, which are to have been appropriated for the support of a school; they consist of two cottages with

gardens, and a plot of ground in front, formerly used as a playground for the scholars. These premises made part of the waste of the manor belonging to Wilbraham Egerton, Esq. and it is reputed that the cottages were built by subscription, upwards of sixty years ago, and trustees were nominated, though no deed appears to have been executed to convey the legal estate to them. From this period up to 1818, four persons have always acted as trustees, in letting the property not occupied by the master, in ordering repairs, &c. for which purposes they meet at Christmas, and, upon a vacancy, appointed the master, to whom the clear rents were paid, on condition of teaching a few children gratis. Thomas Jepson is now the only survivor of those who were acting as trustees in 1818; and the vacancies which have since occurred have not been filled up. In 1816, Thomas Higson was appointed schoolmaster, and one of the cottages was given up to him for his residence, but a certain rent was reserved; the other cottage was let. The master has not had a *single scholar for several years*, but has continued in the occupation of the cottage, without accounting for any rent. Applications have been made to him, by some of the principal inhabitants, to give up possession of the premises; but this, up to the time of this Inquiry, (February, 1826,) he had refused to do, upon the plea that he was willing to teach any children if they were sent to him. It appeared, however, to the Commissioners that he was totally unfit for the situation of schoolmaster, and they informed him that he had no right to re-

tain these premises, except upon the terms of keeping school, which he was incompetent to do, and he engaged to give them up in the course of a month, from that time. The cottages are supposed to be worth about £12 per annum. The Commissioners recommend the appointment of new trustees, and, as Mr Egerton has expressed his willingness to convey the school-premises to gentlemen of the neighbourhood, as trustees, it is hoped the charity will shortly be placed on a better system.

This township has some interest in the charities of Sir E. Mosley and others, which will be found under Didsbury, p. 689.

TOWNSHIP OF LEVENSHULME.

A school and school-house formerly stood on a piece of waste ground, in this township, upon which there was an inscription, stating that the school was erected and endowed by Thomas Fletcher, and other benefactors, A. D. 1754. No documents could be found relative to it, nor does it appear any permanent income was appropriated to its support. Under the sanction of a vestry-meeting, in 1823, the school-premises were sold to the commissioners of the Manchester and Buxton turnpike-road, for £150, with which sum, aided by subscriptions, it was resolved to erect a new school and school-house, and that trustees should be elected by subscribers of £2 each. A dispute afterwards arose among the three gentlemen appointed to carry these resolutions into effect, which appears not to have been terminated at the period of making this Report; but as the subsisting differences had been submitted to the Com-

missioners, who waited the opinion of a town-meeting, on the most eligible course to be adopted, it may be expected the matter will be amicably settled.

CHAPELRY OF NEWTON.

William Purnall, in 1763, left £200, the residue of his personal estate, to such charitable uses as his executors should appoint, and which was assigned by them, on trust, to apply the interest to instruct not exceeding fifteen children, free of expense, in *reading, writing, and accounts*, at the school in this chapelry. The surviving trustees are Messrs. Hadfield and Barker; but the deed, whereby the money was assigned to them, is *now lost*. The legacy has been lent to the trustees of the Manchester and Oldham turnpike-road, who pay 4½ per cent. interest, which is paid to the master of a school in Newton, who instructs fifteen children of the township, appointed by the trustees, in reading, but the usual charge is made for their instruction in writing and accounts. The school consists of two rooms, erected by the inhabitants, on the waste. It is also used for a Sunday-school, which is chiefly supported by voluntary subscriptions; but the late *Thomas Todd*, in 1824, endowed it with a legacy of £200, so long as it was kept up, but when the number of children was less than 200 it should be paid, during such suspension, to the Manchester Infirmary.

Elizabeth Chetham, in 1689, left £20, on trust, to pay the interest to the master of Newton school, for the teaching of poor children of Moston and Newton, until they could read the bible.

This legacy is in the hands of Mr. Thomas Preston, one of the trustees, who covenanted to pay interest at five per cent. The interest appears not to have been regularly applied latterly, and, up to 1st May, 1825, there was, according to the account rendered by Mr. Hobson, a balance due to the charity of £11. At the time of this Inquiry six children were taught, the schoolmaster to receive 2s. 6d. a-quarter for each child. With the surplus, in hand, it is proposed to appoint new trustees, and apply the residue in educating a greater number of children.

John Guillam, in 1683, left £20 to the poor, which was laid out in a rent-charge of £1 : 4 per annum, then vested in Edward Greaves. The property understood to be charged with this payment is an estate in Newton, called Cucketh, which was purchased by Mr. Barker, without notice of any charitable bequest issuing thereout. The annuity appears to have been formerly paid, and the Commissioners applied to the solicitors of the late owners of the property, but they could not obtain any information on the subject from them.

TOWNSHIP OF SALFORD.

The principal charities in this township are those of the Elder and Younger Booth, and being nearly under the same trustees and administrators, we shall include them in one article, beginning with the charity of the Elder Booth.

Humphrey Booth, in 1630, enfeoffed certain premises in Manchester then, of the yearly value of £20 : 10, to six persons, on trust, after the payment of a chief-rent of 10s. to the grantor and

his heir, to apply the clear profits to the *relief of such poor aged, needy, or impotent people, dwelling in Salford*, as the two constables of the town, and the churchwarden of Manchester and Salford, should appoint; the premises were to be let, from year to year, at the highest rent that could be got; the trustees were not to be fewer than two, nor exceed six, and they were, together with the two constables and churchwarden, every Tuesday in Easter week, to give an account of the charity in the parish church of Manchester, to such persons as might be there present.

In 1776, an act of parliament was obtained, authorising the trustees to let the charity-estate, on building leases, for any term, not exceeding ninety-nine years, at the highest improved rents which could be got; and they were allowed to apply such portion of the rents, as they deemed expedient, in the improvement of the residue of the trust-property. The charity-estate is divided into several portions; the first consists of 35,800 square-yards, situate at the junction of Piccadilly and Port-street, and the whole of this, except certain parts, sold to the Rochdale Canal Company, is let on building leases, at the rent of from 1½d. and 2½d. a square yard. The total annual rents of this part of the property amount to £194 : 1 : 10½. By the buildings erected the premises have been much improved, but the present value cannot be exactly ascertained; the leases were for ninety-nine years, and are more than one-half expired. The property sold to the Rochdale Canal Company consisted of two parts,

for the purpose of making wharfs and building warehouses, subject to yearly rents, amounting to £167 : 0 : 2. The third portion of the charity-estate comprised eight acres, situate at the junction of Great Bridgewater-street and Oxford-street. The whole of this property was demised, in 1792, to John Gilbert, for ninety-nine years, at a rent, after the second year, of £600. Part of this property has been assigned to the Canal Company, for the remainder of the term, at a rent of £109 : 6, and they purchased the reversion from the trustees upon payment of an additional rent, to them, of £27 : 6 : 6, during the residue of the term of ninety-nine years, and, from the expiration of that time, a rent of £69 : 2 11.

Doubts have prevailed with respect to the validity of the lease granted to Mr. Gilbert, in 1792, upon the supposition that it was granted, partly for the

benefit of Mr. Bury, one of the trustees and a party to the lease in question. In the opinion of the Commissioners, the transaction is not entirely "free of suspicion," but as the terms on which Mr. Gilbert took the lease were higher than could be obtained from any other person, there does not appear any reason for disturbing the present settlement. The terms made with the Rochdale Canal Company, for the sale of the reversion, the Commissioners deem much more exceptionable. For the residue of the term the Company pay a rent amounting to £186, whereas, at the expiration of the term they are only to pay £69. No reason can be assigned why the property should be considered of only one-half its present value, after the lease of ninety-nine years has terminated. The total income of the charity from the sources mentioned at the present time is as follows:

	£	s.	d.
Rents payable in respect of lands and houses near Piccadilly	194	1	10½
Rent reserved on the lease to Mr. Gilbert.....	600	0	0
Rents payable by the Rochdale Canal Company	194	6	8
Total	£ 988	8	6

The rents are collected by Mr. Cooke, and paid by him into the bank of Messrs. Jones, Loyd, and Co. The average annual expenses, in respect of the trust-property, including the chief-rent of 10s. payable to the estate of the late Sir R. G. Booth, amount only to about £43; the residue of the income is advanced to the churchwarden and constables of Salford, for distribution among the poor. In examining the earlier accounts of this charity, the Commissioners found that, for many years, the greater part of the income

was "misapplied." From 1791 to 1802, different sums were advanced *towards erecting a workhouse* in Salford, and other large sums were borrowed, which were repaid with interest of five per cent. out of the funds of this charity, in pursuance of a resolution of the trustees. From 1791 to 1796, the only amount paid for *distribution to the poor* was from £20 to £37 a-quarter; from the latter period to 1806, £40 a quarter was paid. From 1806 to 1809, the quarterly payment varied from £50 to £100. It is only since 1810, the income

has been applied in the manner it is at present. The trustees, in 1824, were Dautesey Hulme, James Hibbert, the Rev. John Clowes, Henry Burgess, John Bradshaw, and Thomas Darwell. The provisions in the original deed requiring an account of the management of the charity to be delivered publicly in the parish church every Tuesday in Easter week, has not been observed, and the clause is now omitted in the indentures of conveyance to new trustees.

We shall next speak of the charity of *Humphrey Booth*, the grandson of the former, who, by will, in 1672, devised a house, barn, four closes, and a piece of land, which had a well in it, called Oldfield-well, to be employed towards all repairs of the chapel of Salford; and in case there were any overplus, he directed it should be distributed among the poor of Salford, at Christmas, as the money left by his grandfather was. These premises were conveyed to trustees, to the uses of the will, and on the like trusts have been conveyed to others, the trustees, in 1821, being William Sherratt, Dautesey Hulme, James Bateman, Henry Burgess, Thomas Peel, and James Hibbert, all of Salford. The greater part of the trust-property is let on building leases, for the term of ninety-nine years, and substantial houses, forming the Crescent, in Salford, have been erected thereon. The annual rents of this part of the estates amount to £523 : 5 : 9. The residue of the property consists of a messuage on the west side of Gravel-lane, now on lease to Thomas Dunster, at a rent of £21, and the spot called Oldfield-well is now

garden-ground, let to Mr. Green, at £2. These rents are collected by Mr. Cooke, and the charges on the trust are about £15 per annum. Out of the clear income such part as may be required is applied in the repairs of Salford-chapel, and, out of the residue, sums are advanced to the churchwardens and constables to be disbursed in the same manner as the last charity. A very irregular practice has prevailed lately, the churchwardens and constables having, without any authority from the trustees, paid several bills for repairs out of the money given them for *distribution to the poor*. The sums paid for repairs from 1809 to 1825 amount to £1834 : 0 : 7; still the roof is in a bad state, and will require an outlay of £500 more, to which purpose it proposed to apply the balance accumulated in the bank.

The sums received on account of the charities of the Elder and Younger Booth are disposed of principally in linen, or blankets, or in weekly payments of from 2s. to 5s. to poor persons recommended to the churchwardens and constables, by one or more respectable inhabitants. Persons actually receiving relief from the township are not allowed to participate, but persons resident, though not settled inhabitants in Salford, are frequently admitted. Of those who receive the benefit of the charity, *the greater number would otherwise be obliged to apply to the town for relief*; but it is stated that the weekly allowance made from the charity considerably exceeds what persons in the same situation would receive out of the poor rates. The distribution takes place

every Thursday afternoon. And the Commissioners conclude with observing on the management of these two trusts: "Although the relief given to the poor by the present mode of distributing these charities is distinct from that afforded by the poor-rates, and although a more liberal allowance is thus made to such of the poor as would be entitled to relief from the township than they could claim from

the overseers, it is evident that the immediate effect of its distribution is to *reduce the amount of the sums chargeable upon the rated inhabitants.*" Since 1822, the accounts of the charity of the Younger Booth have been exhibited at Easter, in the collegiate church, and signed by the minister, and abstracts of the accounts, from 1812 to 1817, were printed and circulated in the township.

OBSERVATIONS.

The above Report shows that the irregularities in the management of the two last trusts have been considerable, and that the charity of the Elder Booth, in particular, has been applied rather to the relief of the rate-payers than of the *poor, aged, needy, and impotent people* of Salford. It would be in vain to think of recovering back the large sums wrongfully diverted, and which probably arose from the trustees themselves being among the principal proprietors of the township, and, of course, benefited by any measure which tended to keep down the poor assessment. Material advantages will result from the present Inquiry, in making generally known the real nature of the trusts, the situation of the property, and the present income, by which those who feel any concern in the treatment of the "aged and needy," will be enabled to keep an eye on the future administration of their patrimony. This will be an object of still greater importance hereafter, as, on the expiration of the current leases, the revenues will be very considerably augmented. The mode of applying the income, at present, is not strictly correct; for, as the Commissioners have remarked, a considerable part is given to those who would otherwise apply to the town for relief:—it is not easy to suggest how the income could be best distributed. The aged, needy, and impotent have a legal claim to a maintenance under the Poor Laws, and, therefore, any provision for them is superfluous, and does not fall within the proper objects of a charity. There are, doubtless, in Salford, as in other places, many retailers and housekeepers, who, though more really straightened and destitute than any other description of persons, are compelled to pay the poor assessment; if the funds of the two charities could be made subservient to the relief of this class of rate-payers, without the advantage being shared in by their more opulent neighbours, we apprehend it would be applying them as nearly to the legitimate purposes for which they were intended by the benefactors as any other mode of application that could be devised.

OTHER CHARITIES IN SALFORD.

Charles Broster, by will, (date unknown,) left £100, which accumulated by interest to £150, on trust, to be laid out in the purchase of a rent-charge, to be paid to the minister, constables, churchwarden and overseers of Salford, to distribute one half thereof in coals, among poor widows and housekeepers of the township,

not receiving alms, and the other half to be applied in clothing poor children, and providing each with a Church-of-England Catechism. This legacy was laid out, with other money from the Elder Booth's Charity, in building the *workhouse*; and an interest of £7:10 is paid by the *trustees of that charity* to the

constables and churchwarden, to be laid out in clothing for boys and girls. A balance is now in the hands of these officers, to the amount of £22 : 12 : 10.

Charles Haworth, in 1636, left £10, a moiety of the interest to be given to the minister of Salford-chapel, and the other moiety to the poor. This legacy is in the hands of the executor of the late James Cooke, Esq. and an interest of 10s. is paid to the constables and churchwarden, by whom it is usually expended in clothing for the poor.

Robert Cuthbertson, in 1683, bequeathed £100 to the poor inhabitants of Salford, and, in consideration of which, a reserved rent of £5 is received from the agent of the late Edward Greaves, Esq. on account of premises held by him, on lease for 5000 years, at Droylsden. It is paid to the constables and churchwarden of the township, and distributed by them in blankets. A balance of £2 was held by these officers, in February, 1826.

George Buerdsell, in 1693, conveyed a messuage and bur-gage, on trust, that the clear rent should be applied to the use of the poor of Salford, every 2nd of February, by the borough-reve and constables of the town. In 1812, Richard Gorton, John Bury, Robert Hindley, and three others, were the trustees of these premises. They now form one dwelling and a shop, in Fore-street, and are let to Mrs. Wil-liamson, at £24 per annum; but are worth £40. Payments are occasionally made to the con-stables, which have been distri-buted with the charities of the the Elder and Younger Booth. There was a balance in the bank, in 1826, to the amount of £54.

The Commissioners think it de-sirable the trustees should be a little more active in their ma-nagement of this charity. The testator also left £50 to the poor, and the residue of his personal estate, but no trace can now be discovered of these bequests.

Thomas Dickanson, in 1697, gave a messuage and other pre-mises, in Salford, to be convey-ed, by his executors, to six feof-fees, on trust, to apply the rents to the use of the poor, by the purchase of eight cloth coats, for as many poor old men of the town, and to be given to them every Christmas-day. By an order in the Court of Chancery, in 1791, the trustees of this de-vise were authorized to grant leases of the charity-estate for 99 years, reserving the clear rent of £40, to be distributed among as many poor men, and in such clothing as the trustees should think best. The premi-ses were demised in ten par-cels, for terms of 99 years, at rents amounting to £42 : 15 : 8, and the buildings now erected thereon are worth considerably more than double the reserved rents. Out of the income, £2 : 15 : 9 is allowed to Mr. Cooke, for keeping the accounts, and the residue is applied in pur-chasing blue coats and other ar-ticles of clothing, which are dis-tributed by the trustees, shortly before Christmas, among such poor persons of Salford as are sixty years of age and recom-mended by respectable inhabi-tants. James Ingham, Henry Burgess, and John Sherratt, are the present trustees. The Re-port does not state in what part of Salford the charity-estate is situated.

John Caldwell, in 1744, made

a will, under which £100 is now held by Mr. Thomas Boardman, on trust, that one half the interest should be paid to the officiating clerk in Salford-chapel, and the other half in the purchase of linen cloth to be given away about St. Thomas's Day, in shirts or shifts, to poor persons above the age of fifty years, and having no relief from the overseers of Salford. One half the interest of this legacy is paid to the clerk in Trinity-chapel, and the other half is distributed, as directed, among persons selected by Mr. Boardman's family.

Alexander Davies, it appears from an inscription on a tablet in Salford-chapel, gave a rent-charge of £2 : 10 per annum, from lands at Sandywell, to be distributed weekly to twenty-four poor people, by the chapel-war-

dens, and £50 in money, stated to be in Sir Gore Booth's hands. The sum of £2 : 10 is received as interest from Sir R. Booth ; the like sum is received from T. Tipping, Esq. the owner of the lands at Sandywell ; but whether this is paid as a rent-charge or as interest does not clearly appear. With these two sums and the yearly sum of £5, paid in respect of *S. Howard's* charity, (see p. 702) forty-eight penny loaves are provided and distributed every Sunday by the chapelwardens, the deficiency in the funds for this purpose being made up out of the sacrament-money.

The charities of Fisher, Oldfield, and Brearcliffe, in which the poor of Salford participate, will be found under the head of Manchester.

OBSERVATIONS.

This concludes the charities in the town and parish of Manchester, and which occupy a principal part of the 16th Report of the Commissioners. The chief trusts are those of the Free-grammar-school, and the Hospital and Library of Chetham, in Manchester, and of the Elder and Younger Booth's, in Salford ; the annual income from these sources alone, amounts to £9089 : 9 : 6½ which sum will be, probably, more than quadrupled, on the termination of existing leases. It appears that the powers of the trustees of all these charities have been extended by Acts of Parliament ; a measure rendered indispensable, not only for the more beneficial application of the trust-estates, but also for the advancement of local improvements, and to meet the augmented demand for building-ground, arising out of the rapid increase in the trade and population of the town. We have no knowledge how the public-library of Chetham is actually conducted, but we should think, from the endowments belonging to the institution, it is made conducive to very extensive and useful purposes. The present income of the library is £542 ; and if the rents of the Rochdale-estate were added, which appear to have been improperly carried to the account of the Hospital branch of the charity, it would amount to £1013 : 16 : 11. It has long formed a matter of boast on the internal economy of Scotland, that in no place in that kingdom is there a provision for a kirk, without, also, a provision for a parochial school ; we find, however, in this parish, (and we suppose it is general throughout the county) that there is hardly a township or chapelry without its school for the indigent classes, and this established and supported, not out of the spoils of the established church, but by the voluntary subscriptions of the inhabitants.

We shall continue the account of the charities of other parishes in Lancashire. The account of the charities of the borough of Preston, in this county, was given in the fifth Part, page 267.

PARISH OF OLDHAM.

GRAMMAR-SCHOOL.

IN 1606, *James Ashton*, Esq. conveyed to ten persons, half an acre of land, of the great measure used in Oldham, for the erection of a free-school-house, for the teaching of children the English, Latin, and Greek tongues, and instructing them in good manners; and, also, the rent or profit of the said half-acre, towards the maintenance of the master, the rent of 2*d.* being first paid, if demanded. The same person subsequently gave a rent-charge of 40*s.* issuing out of a house in Oldham, to the master of the school. Robert Hopwood, James Lees, and six others are the present trustees of this endowment.

Thomas Nuttall, in 1726, gave a rent-charge of £3, issuing out of a messuage in Oldham, called Royds, on trust, for the teaching of ten poor children, inhabiting Oldham and Holebottom, to read English, at Oldham-school, and to buy their books; and he charged the said messuage with a further rent-charge of £3 for teaching poor children of Tottington. An annuity of 20*s.* appears to have been left by *George Scholes*, for the repair of the school, but no information of this bequest could be obtained; and the Rev. W. Winter, the present master, says he cannot find any trace of its ever having been received.

The school-property now consists of a school-room, and about half-an-acre of land, on which buildings have been erected, the site thereof having been granted by various leases, either for very

long terms of years, or in fee, subject to reserved rents. These rents amount to £26:9. There is, also, a house, at the west corner of the land, let, by the master, to a yearly tenant. The trustees do not appear to have had any authority to grant the lands in fee, or for terms equivalent to a perpetuity; but it is to be observed, that the half-acre of land, if not appropriated to building, would, at this time, from its situation, have produced little, if any, income. The rents are received by the schoolmaster, who is appointed by the trustees. The annuity of 40*s.* given by the founder, and that of £3, added by Mr. Nuttall, are also paid to him by Robert Radcliffe, Esq. The master instructs the sons of inhabitants of Oldham, in the classics, free of expense, but charges for teaching English, writing, and arithmetic. There were fourteen scholars of this description. In consideration of the annuity of Mr. Nuttall, six poor children, appointed by the agent of Mr. Radcliffe, are instructed, gratis, in reading, writing, and arithmetic.

The annual sum of £4 is paid to the master of another school, in Oldham, for teaching nine children to read, and which is derived from a donation of £600, left by *John Walker*, in 1755, on trust, to teach poor children of Oldham, and other places, to read. A more detailed account of this charity will be given under the head of the parish of Ashton-under-Lyne.

THE LATE THOMAS HENSHAW'S CHARITY, FOR THE ESTABLISHMENT OF A BLIND ASYLUM AND A BLUE-COAT-SCHOOL.

The benevolent intentions of the late *Thomas Henshaw*, Esq. and for which he made such a munificent provision, seem not to have been fully carried into effect, at the time of the Commissioners' Inquiry at Oldham, in February, 1826.

By will, dated 14th of November, 1807, Mr. Henshaw, after devising his real estates, and bequeathing certain legacies, among others an annuity, of £200, to his wife, Sarah Henshaw, in lieu of dower, (having by his marriage settlement covenanted his executors should pay her a life-annuity of £100,) and an annuity of £30 to his servant, Hannah M'Naught, for her life; he gave £20,000, on trust, to erect a Blue-coat School, at Oldham, and the like sum to establish a Blind Asylum, at Manchester, to be subject to such regulations as should be afterwards determined; but he directed that these legacies should not be applied in the purchase of lands, or the erection of buildings, *it being his expectation that other persons would come forward for these purposes*; and he gave all the residue of his personal estate, in equal portions, to the two intended endowments; and appointed John Atkinson, Joseph Atkinson, and his wife, executors and executrix of his will. By a codicil, dated in 1808, he gave £20,000 additional to the Blue-coat School, and empowered his executors to establish it at Manchester, instead of Oldham, if they thought that place more convenient. By

a second codicil, in 1808, he gave to the trustees of the Manchester Infirmary £1000; to the Lunatic Hospital £1000; to the Lying-in Hospital £500; and to the Ladies Charity £500. In a third codicil, he appointed the following trustees of his charities, Dautesey Hulme, Jonathan Beever, John Atkinson, Joseph Atkinson, George Duckworth, Nathaniel Gould, Thomas Drinkwater, William Jones, and Thomas Atkinson, all of Manchester; and James Clegg, Thomas Barker, George Hadfield, and John Taylor, of Oldham, with power to fill up the number when reduced to nine; and he stated his will to be that the sum of £40,000 he had bequeathed to the Blue-coat School, and £20,000 to the Blind Asylum, should continue in the firm at Oldham, in conformity to, and during his articles of partnership.

Mr. Henshaw died, in 1810, when objections were raised to his will, and Sarah Henshaw and Ann Hadfield, who claimed to be a niece of the deceased, in 1817, filed a bill in Chancery, praying that the charitable bequests might be declared void, and the widow and next of kin of the testator declared entitled to the residue of his estate. Upon hearing of the cause, July 21, 1818, the vice-chancellor declared that the two legacies of £40,000 and £20,000 were valid, and that the plaintiffs were not entitled to the residue of the personal estate, but that it was well disposed of by the will; and it was referred to a master of the court to take an account of the estate in the hands of the executors, and to make inquiry whether any person had given, or

would give, land for the purposes mentioned; and, if not, schemes might be submitted to the master, by the trustees, for carrying into effect the charitable intentions of the testator.

The legatees, owing to a deficiency in the residue, were compelled to abate of their portions, with the exception of the £200 to Mrs. Henshaw, in bar of dower, which was paid in full. At the time of this Inquiry, the stock in the name of the accountant-general to the account of the charities of Mr. Henshaw had accumulated to the amount of £96,320, Three per Cent. Consols, inclusive of £11,000 stock, set apart, by the order of the court, for securing the payment of the annuities to the widow and Mrs. M'Naught, which sum, upon their deaths, will become devisable among the legatees, for the complete payment of their respective legacies, and the surplus, if any, will fall into the residue of the personal estate, payable to the trustees.

In order to carry the intentions of the testator into effect, in the establishment of a school, the trustees, in February, 1824, inserted an advertisement in several newspapers, inviting charitable persons to give lands, in the neighbourhood of Manchester, for that purpose; but, no offer having been made, the trustees, in July ensuing, inserted another advertisement, stating that they were willing to establish the school at Oldham, if suitable land and buildings, or money adequate to the purchase of them there should be given. In consequence of this offer, some proposals were made, which the trustees did not deem eligible. But, in 1825, several gentleman of

Oldham proposed to present to the trustees a quantity of land, not exceeding three Lancashire acres, for a site for the school, and they offered, on behalf of the inhabitants, a sum, of not less than £5000, to be raised by subscription, and to be applied towards the erection of suitable buildings. A plot of ground was offered by Mr. Wrigley, and another by Messrs. Radcliffe and Jones; the trustees deeming the latter most eligible, an architect was employed to view the site, and furnish a plan of the buildings; and, in February, 1826, the trustees were in hopes they should soon be prepared to submit a scheme for the approval of the court of Chancery.

No steps have yet been taken for carrying into effect Mr. Henshaw's intention, of establishing a Blind Asylum.

THE POOR'S FIELD.

In 1640, Edmund Tetlow the elder, and Edmund Tetlow the younger, in consideration of £20, granted a field, containing two acres, on trust, to Edmund Walker, and his heirs, that the rents should be received by the churchwardens and overseers, to pay out of them, yearly, to the poor inhabitants of Oldham 28s. 8d.; to the poor inhabitants of Royton 3s. 4d. Although, by this conveyance, the inhabitants of Oldham and Royton were entitled to no more than the annual payments mentioned, it appears that, at an early period, the whole of the rents was considered applicable to a distribution to the poor of these places. Under an enclosure act, in 1804, an addition of 2r. 22p. was made to the Poor's Field. Messrs. Hopwood, Starkie, Heron, and Lees, are

the surviving trustees. The property of the charity consists of a meadow, near Oldham, in the occupation of Mr. Marsland, at a rent of £18 per annum; and of the allotment, on North-moor, in the occupation of Mr. Waterhouse, at a rent of £2 : 5. Of these rents £1 : 17 : 3 is paid to the overseer of the poor of Royton, which sum is calculated upon the proportion of the rent arising from the *original* grant, in 1640; but the rent of the allotment ought also to be shared in this proportion, so that the annual payment to Royton would be then £2 : 2. The application of the residue will be stated in the next charity.

John Tetlow, in 1704, gave certain land, near Broadway-lane, in Oldham, for the purpose of being applied by the minister, churchwardens, and overseers, in binding apprentice a child of poor parents, to some trade, and the surplus to be given away, every St. Thomas's Day, to the poor of the town. The management of this donation is vested in the same trustees as the Poor's Field. In 1804, an addition was made to the gift under the Enclosure Act of that year. The property belonging to the charity consists of a farm-house, cottage, and three closes, abutting upon Honeywell-lane, containing five acres, in the occupation of James Buckley, at a fair rent of £30; and of the allotment on North-moor, of 3r. 5p. in the occupation of Joseph Rowland, at a fair rent of £8. The principal object of this donor appears to have been the apprenticing of poor children, but no part of the rent has been thus applied for many years. The whole of the clear rents, and the

residue of those of the Poor's Field, after the payment to Royton, are expended, by the overseers, in blankets, linen, and calico, which are distributed on St. Thomas's Day, among poor people of the town, recommended by the principal inhabitants. Nearly 300 persons partook of the distribution, in 1825. It is thought that both the Poor's Field and Tetlow's grant, might be advantageously let for building, on very long leases; but the Commissioners apprehend that leases of the description which would suit the inhabitants, (exceeding 99 years,) could not be granted without an Act of Parliament, the expense to obtain which would be too great to render the measure beneficial to the charity.

HAWARD'S RENT-CHARGES.

Samuel Haward, in 1704, left the three rent-charges of £15, and two of £5 each, on trust, yearly to pay £5 to the chapel-warden, constables, and overseers of Salford, to buy twenty-four penny wheat loaves, to be distributed, every Sunday, among poor children, between six and twelve years old, who regularly attend and properly behave during divine service; twenty bibles to be yearly distributed among poor children of Oldham, who regularly attended church on a Sunday, or some other lawful assembly for religious worship; 20s. to be paid to the minister of Oldham, for a sermon on the first Wednesday after Michaelmas-day, all persons in Oldham, receiving the benefit of the testator's charity, to be present at this sermon: and he also directed the trustees to meet yearly, in the last week of Septem-

being allowed half-a-
expenses on the occa-
l the residue of the
t-charges, after deduc-
ionable charges, was
d out in woollen cloth,
ributed every last week
nber; among the poor
s of Oldham, not being
dle, or wandering beg-

the same description as partake
of Haward's charity. An Act
of Parliament was about being
obtained, to enable the church-
wardens and overseers to grant
building leases of the Work-
house-lands, and Mr Fallowfield
expressed an intention of invest-
ing Mr. Eyre's legacy on mort-
gage of these lands.

esent trustees of this
e the Rev. James Lyon,
Gregg Hopwood, and
Drinkwater, each of
rotation, acts as trea-
l keeps an account of
nd disbursements. Of
rent-charges, that of
annum, issuing out of
in Salford, is paid by
le, of Blue-Boar-court,
ter; the first rent-
£5, issuing out of pro-
Hollingwood and Fails-
paid by Mr. Gee, of
er place; and the se-
£5, issuing out of pro-
Gorton, is paid by Mr.
e, of Manchester. The
ges are applied as di-
y the donor, the pay-
longing to Oldham be-
the management of the
t.

EYRE'S CHARITY.

y Eyre, in 1728, left
trust, to the vicar, cú-
rson, who should preach
e at Oldham, to distri-
interest in such sums
ner, on Christmas-day,
ould think best, among
of the township, not
ny parish relief. This
now in the hands of
nbent, the Rev. John
ld, who pays £4:10
which he distributes in
th, among persons of

SCHOLES'S CHARITY.

In 1747, *Samuel Scholes*
granted two rent-charges of £12
and £4, on trust, to pay to a
schoolmaster, chosen by the
trustees, 2s. a-quarter for each
child taught by him to read En-
glish; the trustees being allow-
ed out of the rents 24s. to defray
the expense of two yearly meet-
ings, to be held in Oldham, on
Whit-Monday and the Monday
after Christmas-day; and the
residue of the rents, if any, was
to be applied in purchasing
clothing for such of the children
as appeared most in need
thereof: the children were not
to be under five years of age, and
to be of religious parents: and
the trustees were not to be fewer
than three, or exceed six, each
trustee being possessed of estates
of inheritance, of the clear yearly
value of £20. John Booth,
Joseph Lees, John Taylor,
Joseph Rowland, and William
Jones, are the present trustees.
The rent-charge of £12, issuing
out of premises at Glodwick, is
paid by Mrs. Wrigley, and that
of £4 is paid by Mr. Barlow, as
the owner of four houses and
shops, in the High-street, in
Oldham. At the time of the In-
quiry, in March, 1826, thirty-
nine children were taught, under
this charity, to read at three dif-
ferent schools, the masters of
which were paid 2s. 6d. per

quarter each. They are nominated by the trustee who keeps the accounts. No meetings having been held since 1817, the allowance of 12s. for each has not been made.

HOLLINWOOD SCHOOL.

A school, with a dwelling-house, for the schoolmaster, was built by subscription, in 1786, in the hamlet of Hollinwood, in the township of Oldham. On the enclosure of the waste, in 1804, a piece of ground of 2r. 26p. including the site of the school, was allotted to the trustees. In 1808, the Rev. *James Darby* left £100 to the school, and the sister of the testator £30 more, both of which sums were laid out in the erection of a dwelling house and shop on the school premises. The master resides rent-free, and is allowed to let the house and shop, for which he receives £8 per annum. For these advantages he instructs eight children; and in respect

of £7 he receives from Walker's charity, twelve more children; all of whom are appointed by the minister of Hollinwood-chapel.

TOWNSHIP OF CROMPTON.

In 1672, *James Wyld* bequeathed a rent-charge of £5 to the churchwarden and overseers of this township, to be distributed in clothing and bedding to such persons as were recommended by the heads of the place. The property charged consists of a house and twenty acres of land, occupied by John and James Cocker, by whom the annuity is paid to the churchwarden and overseers, who distribute it in linen cloth among poor persons, recommended by the principal inhabitants.

This township is within the parish of Oldham, and concludes the report of the Commissioners on the charities of the parish.

BLACKBURN.

THE FREE-GRAMMAR-SCHOOL.

THIS school was founded by royal charter, in 1567, under the name of "The Free-grammar-school of Queen Elizabeth, in Blackburn, in the county of Lancaster," for the instruction of youth in grammar; the school to consist of a master and usher, and fifty of the more discreet and honest of the inhabitants of the parish, or freeholders of the town, were incorporated governors, with power to choose their successors, elect the masters, and frame rules for the government of the foundation. The

income of the school arises either from the donation of Edward VI. payable out of the crown revenues, in the Duchy of Lancaster, or from estates and rent-charges, purchased by the benefactions of John Astley, Sir William Assheton, and other individuals. In 1812, the governors made an exchange with Mr. Sudell, of the school-lands, in the township of Mellor, for an estate at Dilworth, then in the occupation of Mr. Clayton. Mr. Sudell is one of the governors, and was a governor when

ange took place, having
ed in 1785. The Com-
prehend the gover-
no authority to make
fer; but they were in-
e transaction was ad-
s to the charity, and

that the lands at Mellor were
taken by Mr. Sudell, at a high
valuation, in consideration of
their joining other property be-
longing to him: the present
state of the school may be thus
stated:—

annuity of £4:7:4, payable out of the revenues of the Duchy
er; 9s. 10d. being deducted from this sum for office-fees, &c.
t-charge of £20, issuing out of the estate called Farne-hill, in
and now paid by George Lane Fox, Esq.

ement in Mellor, called Pylet-nest, consisting of a house and
four acres of land, in the occupation of Robert Hindle, at a fair
5 per annum.

tenement in Dilworth received upon the exchange with Mr. Su-
onsisting of a public-house, called the Black Bull, and 31a. 1r. 25p.
pation of William Banks, at a rent of £80.

), the old school-room
for £850, and a large
ed on a plot of ground,
r St. Peter's church.
years previous to 1819,
master received £90,
sher £61 per annum.
t-mentioned year, both
ations having become
id the funds of the cha-
in a reduced state, in
ce of the decrease in
of the Dilworth estate,
olved to elect a head-
the salary of £90, and
ie election of an usher.
only classical learning
ought; but, at an early
er branches of educa-
to have been in the
tion of the governors,
tely to the main object
establishment; for the
oners found that, by
atutes made in 1597,
gulation of this school,
dered that upon days
excepted from teach-
also upon holidays and
venient occasions, the
ight be caused by the
ter and the usher to
write, cast accounts,
such like. It is sug-
at it would be advan-
II.

tageous to the scholars if there
was, at this time, combined with
the classical education of the
boys, an opportunity of obtaining
instruction in writing and arith-
metic, at a moderate expense.
The present income of the cha-
rity is rather less than £120
per annum, and, therefore, after
payment of the master's salary,
the residue, after deducting the
necessary expenses, does not ap-
pear to be sufficient to provide
an adequate salary for such an
usher as has been usually ap-
pointed. When the expenses
incurred by the erection of the
new school-room, &c. shall have
been defrayed, the mode of ap-
plying the surplus beneficially to
the school, and conformably
with the original establishment,
will be a proper subject for the
consideration of the governors.
At the time of this Inquiry, in
August, 1825, there were, about
thirty boys of the town of Black-
burn and its neighbourhood in-
structed by the master, free of
expense. A small sum is usu-
ally given to the master by each
boy, at Shrovetide, under the
name of a cock-penny, but this
payment is entirely voluntary,
and the school is considered

free to all boys, as grammar scholars, without any limitation as to the place of their residence.

The number of fifty governors has not been regularly kept up, as directed by the letters patent of Elizabeth, in consequence of the difficulty of finding a sufficient number of persons properly qualified. At present, the number is thirty-three, being either freeholders or inhabitants of the parish. Mr. Robinson is the treasurer, and his accounts are examined either at a meeting of the governors, or by a committee appointed for the purpose.

POORS' STOCK.

A sum of £50 appears to have long existed, under the name of "Poors' Stock," belonging to this parish. It is probable that part of this sum arose from a legacy of £30, given by the will of *Ralph Clayton*, previously to the year 1703, for the benefit of old and decayed parishioners, and the residue from other donations to the poor. The stock now forms part of a sum of £160, in the hands of Messrs. Birley and Hornby, at an interest of four per cent. The interest of the Poors' Stock, and the money collected at the sacrament, are carried to an account kept in the names of the vicar and churchwardens, and are annually divided among the several townships which contribute to the church-rates of Blackburn, according to the proportions of such contributions in each township. The share belonging to the township of Blackburn is given among industrious poor persons not receiving relief. The other shares are paid over to the overseers of the poor of the

respective townships, and are stated to be usually applied in the purchase of books for the poor.

DUCKWORTH'S CHARITY.

In an old book relating to the charities it is stated that *Widow Duckworth*, governess of the poor, left 40s. the interest to be laid out every Good Friday, in bread for the poor communicants, which was in the hands of *Richard Guest*. It is probable that this donation came into the hands of the churchwardens, as an annual sum of 2s. 6d. is now paid out of the church-rates, to the poor communicants on Good Friday.

WOLLIN'S CHARITY.

On a benefaction-table in the parish church it is stated that the *Rev. John Wollin* gave £10, the interest to be laid out in books. It appears from the old book that the interest of this sum was, until 1790, received and disposed of with that of the Poors' Stock, and that in 1791 it was paid to the vicar and applied by him. The Commissioners apprehend that this donation now forms part of the £160 in the hands of Messrs. Birley and Hornby. For the last few years, the interest has been received by the churchwardens, as being part of *Sarah Livesay's* charity for apprenticing poor children of the townships of Blackburn, Livesay, and *Plesington*; but, if their conjecture is well founded, the arrears of the interest from 1818 to 1825, amounting to £3:6, ought to be paid out of the balance remaining in the hands of the churchwardens, as hereafter mentioned, and that sum, and the future in-

terest, should be applied, according to this donor's intentions, in providing books for the poor of the parish.

GIRLS' CHARITY SCHOOL.

William Leyland, Esq. in 1763, left £200, on trust, to apply the interest in establishing a charity-school, after the pattern of that in Kirkham, in Lancashire, for poor girls belonging to the town of Blackburn, to be instructed by a mistress, appointed by the trustees, in reading, knitting, sewing, and the church catechism, needle-work, and spinning: and also to be provided with books, wool, woollen-yarn, and such other necessaries as the interest of the £200 would allow of; and he also gave £60 to the same trustees, to apply £50 towards building a chapel of ease, and £10 residue towards erecting a workhouse for the poor of Blackburn. With the legacy of £200, and several sums raised by subscription, and the donations of individuals, a school was established in 1764; and at the time of this Inquiry, the trustees were the Rev. John William Whittaker, the present vicar, John Hornby, Joseph Feilden, William Maude, and John Hargreaves, Esquires.

In 1825, the stock belonging to the charity amounted to £2416. Prior to 1817 it was invested in the public funds, but in that year it was sold and placed, without any security being given, in the hands of Messrs. Birley and Hornby, who allow an interest of four per cent.

The school, which is situate in Thunder-alley, appears to have been built in 1764, and

there are two houses adjoining to it, one of which is occupied by the schoolmistress, and the other, which was, until about ten years ago, inhabited by an assistant schoolmistress, is now in the occupation of the master of the national school, at the rent of £9. In addition, a collection is made at the churches of Blackburn, after annual sermons preached for the benefit of the school. Ninety girls are instructed on the national system, by a schoolmistress, who receives a salary of £30, and an allowance of £4 for firing. The girls are annually clothed, and books are provided for them. The whole expenditure, in 1824, amounted to £155 : 2 : 4. The trustees meet twice a-year, in January and June, for the purpose of choosing girls, the children of poor persons of the town of Blackburn, to fill up vacancies.

POORS' LANDS.

In a book relating to the charities of Blackburn there is entered an account (without date) of poor stock belonging to the town, which had come into the hands of John Holme, vicar of the parish, since the time of his induction to the vicarage in 1706, and with which a copyhold estate in the manor of Accrington was purchased, consisting of a messuage and thirteen acres of land.

In 1737, *John Sudell* left £70 to be laid out in land, and out of the rents about 10s. was to be yearly expended in two bibles, each containing the common prayer, to be given to poor children, and the residue of the rents to be distributed, by way of dole, among the poor inhabitants of

Blackburn. With this legacy and the gifts of Mr. *Mawdesley* and *Henry Sudell*, a messuage and thirteen acres of land were purchased. These two purchases form the poor lands of which the vicar, Henry Sudell and Joseph Feilden, Esquires, are trustees. The property consists of—

1. A copyhold estate, called Langhouse, in the township of Yatebank, comprising a house, barn, and garden, and several closes, containing in the whole 10a. 1r. 24p. in the occupation of Henry Sharples, at £36 per annum.
2. An estate in the township of Mellor, called Southworth-green Farm, consisting of a house and barn, garden, and several closes, containing 10a. 2r. 10p. in the occupation of Roger Haydock, at a rent of £28. With the rents an annual distribution of money and blankets is made on New-year's Day, among poor persons belonging to, and resident in the town of Blackburn, assembled for that purpose.

APPRENTICE CHARITY.

Sarah Livesay, by her will (date unknown), left to the vicar and churchwardens £100, upon trust, to employ the interest towards binding apprentice to some trade such poor children of the most necessitous inhabitants, born within the townships of Blackburn, Livesay, and Pleasington, as the vicar and churchwardens of Blackburn, and the owner of Livesay-hall, should appoint. This legacy forms part of the £160 in the hands of Messrs. Birley and Hornby. The churchwardens receive the interest, the whole of which they suppose to arise from Miss Livesay's gift, but it is apprehended, as before stated, that this is an error, and that £10 was the gift of Mr. Wollin, for providing books. A premium of £5 is applied, in rotation, to the apprenticing a poor child belonging to the several townships entitled to the benefit of this charity.

BOROUGH OF LANCASTER.

THE FREE GRAMMAR-SCHOOL.

THERE appear to be no documents in existence relating to the foundation of the grammar-school. It is supposed to be of very ancient date, and as it seems to have been, as far back as can be traced, entirely under the management of the Corporation, and to have been maintained chiefly out of their general funds, it is probable that it was founded by them, and that the payments made towards the

salary of the master and usher have been of their own free gift.

The earliest notice of the existence of a grammar-school, in this borough, the Commissioners met with, is in the will of Randall Carter, dated in 1615, whereby, besides an annuity which he gave for the benefit of the free grammar-school, in the parish of St. Saviour, Southwark, he left, on trust, an an-

10 per annum, towards
 nance of an usher in
 ar-school of Lancaster,
 on his lands and tene-
 Whitecross-street. The
 ations to the school
 the interest of £10,
 head-master by a Mr.
 nd the rent of Deep
 ow, which, by an order
 poration, in 1708, was
 be paid to the usher.
 low, now called the
 Meadow, is situate
 borough, and con-
 acres, let at a rent

, a salary of £10 was
 a writing master,
 been continued up to
 time.

a committee was ap-
 the Corporation, for
 se of examining into
 f the grammar-school,
 7th of July, 1824, the
 e committee was read
 ed. In this report, it
 , that there were then
 boys at the school,
 f whom were the sons
 ; that the master had
 oys under his care,
 usher forty-six; that
 attended the writing-
 hat the school, with
 ion of some trifling
 hich the high-bailiff
 nd to, was in good
 d they recommended
 aster should have the
 it of the usher, sub-
 e approbation of the
 n; they further re-
 d that, in order to in-
 of sufficient attain-
 reside in the school,
 ments should be in-
 nd that, in lieu of the
 k-pennies, there should
 each boy, under the

care of the usher, 10s. per quar-
 ter; for each boy on the two
 lowest benches, under the care
 of the master, 15s.; and for each
 boy on the upper benches, 20s.
 per quarter; that the sum of
 £70 per annum, granted to the
 master, should be continued,
 and that the sum of £40 per an-
 num, theretofore granted to the
 usher, should be paid to the mas-
 ter, making his salary amount
 to £110 per annum; that the rent
 of the Usher's Meadow and Ran-
 dall Carter's legacy, should be
 continued to the usher in part of
 his salary, and that he should
 receive in addition one-fourth
 part of the quarterage, the mas-
 ter guaranteeing that his emo-
 luments should not fall short of
 £60 per annum. That there
 should be no gratuitous educa-
 tion either for the sons of free-
 men or others, there being am-
 ple provision for that kind of
 education in the National
 School to which the late *Mat-
 thew Piper* had left £2000.
 That, at the expiration of each
 half-year, there should be a pub-
 lic examination of the boys;
 that the school should be under
 the supervision of a committee,
 who might visit it at certain pe-
 riods, and ascertain the degree
 of proficiency made by the boys;
 they further recommended that
 the writing-master should in fu-
 ture be nominated by the master,
 and that he should annually re-
 ceive £20 from the Corporation,
 and that he should be paid for
 teaching writing 7s. 6d.; for
 writing and common arithmetic
 10s.; and for fractions, 12s. 6d.
 per quarter from each boy.

The head master appears al-
 ways to have been appointed by
 the mayor and council, and upon
 certain occasions to have been

displaced by them. The usher and writing-master were also appointed by them until the recent alteration.

There is a building adjoining the church-yard, on the west side, which bears the date of 1682. This building consists of a school-room, appropriated to the use of the master and usher, and two rooms above, in one of which the writing-master instructs the boys belonging to the school, and in the other he teaches girls in writing; there is also a library over the porch, containing a considerable number of books, some of which have been given by different benefactors, and others have been presented by scholars upon leaving the school. The school-house is repaired out of the funds of the Corporation, and is now in a very good state.

There are at present about sixty boys at the school, many of whom are instructed in the classics, besides some additional scholars under the tuition of the writing-master only. It is customary for several members of the Corporation to visit the school three or four times in the course of the year.

GARDYNER'S ALMSHOUSES.

The foundation of these almshouses is attributed to *John Gardyner*, who, in virtue of a license granted to him by Richard III. conveyed the manor of Baylrig, on trust, to found a chantry of one chaplain, in the parish church of Lancaster, and an almshouse for four poor men, who were each to receive 7*d.* per week, and a maid to serve them, 2*d.* per week, to be paid out of the profits of the manor, by the chaplain. No directions are

given for the appointment of the almspeople, but the chaplain was to be appointed by the mayor and twelve brethren. Adjoining to the court-yard belonging to the vicarage are four houses, each containing two apartments, one above and one below, which are called *Gardyner's almshouses*. To these almshouses the mayor and aldermen appoint four poor persons of the town, men or women. The sum of £2 : 4 is paid by quarterly payments, out of the funds of the Corporation, and is divided equally amongst the almspeople; and one of the bailiffs, who is called the bailiff of the commons, collects rents, to the amount of £4 : 7 : 8 per annum, from the owners or occupiers of about thirty-five different parcels of land in the townships of Baylrig, Quermore, Hutton, Gressingham, and Scotforth, which sum is also divided amongst the almspeople. It is probable, that the sum of £2 : 4, paid by the Corporation, is in respect of some lands of which they are possessed in one or more of the above townships. There is no fund for the repairs of these almshouses; but they are now in good condition, having been rebuilt in a substantial manner, about thirty years ago, by Mr. Postlethwaite.

PENNY'S ALMSHOUSES.

William Penny, in 1715, left £700 and all his messuages and lands in Lancaster and Scotforth, to Edmund Hornby, and others, on trust, to erect an almshouse, with a chapel and garden, for twelve ancient, indigent men or women of Lancaster, to be chosen by the trustees and their heirs, and appointed by the

and aldermen ; the alms- to be paid five marks and every 25th Decem- y were to be provided good a gown as 13s. 4d. urchase. Women were be admitted in case the number of men could ocured ; and if the in- f the charity exceeded chaplain, with a stipend arly, was to be nomina- ray with the poor peo- d all the surplus above was to be employed in cing poor boys of Lan- caster. The trustees having failed to appoint their successors, there was an actual tessor or failure in the trust in 1739 ; upon which, the mayor and aldermen entered upon the trust-premises, and, ever since, the accounts have been kept by the mayor, and audited annually, at a meet- ing of the Corporation. The property belonging to this cha- rity, and which is supposed to have been the whole which was derived under the will of the founder, or purchased by his trustees, is the following :—

<i>In the Township of Lancaster:—</i>				Rents.		
	a.	r.	p.	£	s.	d.
ital and garden, situate in King-street....						
rey, a farm called Bowram.....	21	1	17	45	0	0
inson, a field, Dunsmore-beath.....	2	2	35	12	0	0
ods, ditto, Lower Holme.....	5	0	14	21	0	0
Maudesley, ditto, Hill-meadow	4	0	19	16	16	0
ockray, a dale, in Head-haw	0	2	10	5	0	0
d, ditto, in Edinbreck.....	1	1	28	6	0	0
Barrow, ditto, in Edinbreck.....				2	0	0
ckson, a garden.....	0	0	35	2	15	0
son, assembly-room, King-street.....				26	8	0
under assenbly-room, used for public				55	0	0
es, sales, &c. and producing no rent....						
n and Co. two houses and shop, Market-						
.....				30	0	0
rs, news-room and dwelling house, King-						
.....				8	8	0
ne, shop under ditto, Market-street.....				15	0	0
wson, house, King-street.....				6	0	0
Brown, stable, ditto				17	0	0
rend, house, ditto				9	0	0
ston, ditto, ditto.....				6	0	0
Marshall, ditto, ditto.....				2	0	0
Barrow, a dale, in Edinbreck						
alled Mandale, worth £10 per annum ...	2	0	4			

<i>In the Township of Scotforth:—</i>						
the public house called the Boot and	}			21 0 0		
with a garden.....						
mbert, a farm called Langthwaite, in-	}			44 0 18 30 0 0		
g an allotment on the common.. ..						
				<hr/> £336 7 0 <hr/>		

premises are let either for seven years or to tenants, and appear to have been let at their full value. The usual course of letting is by tender, after public notice.

The hospital consists of twelve houses, with a chapel, forming three sides of a parallelogram, and there is a garden attached, which is divided amongst the almspeople, according to an arrangement made among themselves. Twelve almsmen are appointed by the mayor, recorder, and aldermen, out of such poor persons, settled inhabitants of the town and members of the established church, as are of good character, and do not receive parochial relief. Each almsman is paid £3:6:8 every quarter, and is provided with a good suit of clothes every Christmas. The average expenditure on the establishment, including apprentice-fees, amounts to £350. With respect to the placing out of apprentices, applications are made to the mayor and aldermen, and if the child is of good character, born of parents who are settled inhabitants of the town, and of the established church, and a proper master, of the established church is ready to take the child, the sum of £5:5 is allowed to the master, for providing the apprentice with clothing. No applications on behalf of children so qualified have been refused; the children who apply are chiefly those who have been in the National School.

GILLISON'S ALMSHOUSES.

Anne Gillison, in 1781, gave to the Corporation a piece of land abutting on the south to Common Garden-street, and £600 for building eight houses, after the form of Mr. Penny's hospital, for the reception of eight destitute unmarried women, or, if so many could not be found, the number to be made

up out of poor widows of the town; and she also left £1000, either to be placed out at interest on government security, or to be invested in land, and the profits applied to pay, yearly, to each almswoman £3, with an allowance of £1 for a gown, and the surplus income to be laid out either in repair of the hospital or in augmenting the annuities of the inmates. With the former of these legacies an almshouse was erected, after the model of aldermen Penny's, and the residue was invested in the public funds. Each almswoman receives £4 yearly, and 20s. are allowed for a gown, at Christmas.

Margaret France, in 1818, left £300 to the Corporation, on trust, to be invested in the public funds, and two-thirds of the stock to be transferred to the Lancaster Dispensary; and the dividends of the remaining third to be applied to the repairs of Gillison's Hospital. On account of this legacy, the almswomen received, each, four guineas yearly, being the amount of dividends not required for the repair of the hospital.

TOWNSON'S ALMSHOUSES.

There were formerly six old houses, at the south end of Penny-street, called Townson's Almshouses, the name of Townson having been inscribed upon them, which were inhabited by poor persons, but it could not be ascertained whether these persons were placed there by the overseers or by the mayor. It does not appear the almshouses are endowed, nor could any document be found relating to them. About fifteen years ago, they were in a very dilapidated state; and as they projected into the

street, to the great inconvenience of the public, the bailiffs were directed by the Corporation to purchase the site, and to make the best terms they could with the then occupiers of the old houses; they were afterwards pulled down, and the ground was laid into the street; the Corporation paying an annuity of 11s. a quarter to one of the old women, who lived there, until she was afterwards appointed to one of Gardyner's almshouses.

SIR JOHN HARRISON'S CHARITY.

Sir *John Harrison*, in 1669, gave £100 to buy land, and the rents to be paid to the poor of the town. In the earliest accounts of the Corporation, which commence in 1687, £6 was paid annually to the overseers of the poor; in 1716, £5 was paid, and the same sum has been continued yearly, as "*Harrison's Legacy*." This sum seems to have been improperly applied for many years to the purposes of the poor's rate, but it is intended to dispose of it in future among those not receiving relief.

HEYSHAM'S CHARITY.

William Heysham, by will, in 1725, gave all his messuages and lands, called the Greaves, situate near Lancaster, to the Corporation, in trust, to apply the rents and profits for the equal benefit of such eight poor men of and inhabiting within the town of Lancaster, for their respective lives, as the mayor, recorder, and the three senior aldermen for the time being should appoint. The Greaves estate, which is situate in the township of Scotforth, consists of a dwelling-house, barns, and outbuildings, and 75a. 9p. of old enclo-

sure, and 55a. 2r. 6p. an allotment set out on the enclosure of the waste. The farm-house and buildings, and the lands contiguous, containing 82a. 17p. are let to James Hall, at £181 per annum. The residue of the land is let at £21. A small piece of land, containing about half an acre, was taken from this estate for the formation of the Lancaster-canal, for which the proprietors pay yearly £2 : 2. The total rents amount to £204 : 2. Out of this sum, a quarterly allowance, varying from £8 to £5, is made to eight poor men of good character, belonging to and residing in the town, and not receiving parochial relief; such persons being appointed for their respective lives, as vacancies occur, by the mayor, recorder, and three senior aldermen. The residue of the income appears to be retained as a fund for repairs and other incidental expenses.

This system of retaining a considerable portion of the income, for repairs and other expenses, appears to the Commissioners objectionable, except when there are peculiar circumstances which render it evidently expedient for the preservation or improvement of the property belonging to the charity. As a reason for retaining so large a balance, it is stated that a considerable sum would be required to bring the allotment in the township of Scotforth into a proper state of cultivation; but, from the evidence adduced, it seems very doubtful whether, if this expense were to be incurred, the land could ever be rendered sufficiently productive to justify such an expenditure. It is also to be observed that, out of this fund, a considerable sum was

expended, in 1818, in putting up a monument to the memory of the testator; by which an expense was improperly incurred, to the prejudice of the objects of the testator's charity.

CHARITIES TO POOR DEBTORS.

It is stated in the returns made to Parliament, in 1786, that *Abigail Rigby*, by will, in 1709, gave to the prisoners for debt, in Lancaster-castle, a rent-charge of £2 per annum, and a similar rent-charge for the benefit of poor widows not receiving parish relief, then vested in the mayor and vicar of Lancaster. These annuities are now paid by *Thomas Bowes, Esq.* as a charge upon some part of his estate, to the mayor and vicar; 40s. is distributed by them equally among forty poor widows on St. Thomas's Day, and the remainingsum of 40s. is paid over to the gaoler of Lancaster-castle.

The particulars of a gift from *George Rogerson*, on account of which the annual sum of £4, part of a rent-charge of £13, was given, in 1619, to the mayor of the town, and some of the ancient aldermen, towards relieving with meat and drink the poor persons who should be in the Castle, will be found in the account of the charities of Preston, p. 271. The £4 has been regularly paid by the owner of "the Broughton Tower Estate," late the property of *James Rothwell, Esq.* It has been received since 1815 by the gaoler, without the intervention of the mayor and ancient aldermen.

Peter Lathom, in 1700, gave the clear profits of so much land as £200 would purchase, for the use of poor prisoners in the Castle, according to the discre-

tion of such persons as his trustees should appoint to distribute the same. The sum of £6 is yearly transmitted to the gaoler of the Castle, by the trustees appointed to administer other charities of the testator, for the benefit of the township of Croston.

William Edmundson, in 1735, gave £50, which sum, with £9 more, added by the county treasurer, was laid out in land, then producing an annual rent of £3 : 4, one half for bread to the prisoners in Lancaster castle, and the other half to the prisoners in Preston gaol. The land supposed to have been purchased is situated in Scotforth, now in the occupation of *Isabella Marshall*, at £6 : 10 per annum. The rent is received by the gaoler, and one half is disposed of by him, and the other half he transmits to the county treasurer, who pays it to the keeper of the House of Correction at Preston.

It is stated in a tablet of the benefactions to the debtor prisoners in the Castle, that *Sir Thomas Gerrard*, of Gartswood, had given an annual sum of £8; this sum is transmitted to the gaoler, by the agent of *Sir William Gerrard*, as a charge upon his property.

Henrietta Rigby, in 1741, left £100 to the vicar and mayor of Lancaster, on trust, to be laid out in land, and out of the rents to distribute 20s. among such four of the poorest widows, housekeepers, living within the town, as they should believe to be most necessitous, and the residue to be divided equally among twelve of the most necessitous and deserving prisoners in the Castle. This legacy is

supposed to have been paid to the Corporation, and never to have been laid out in land, as directed by the testatrix. Four pounds is paid annually, as the interest, out of the funds of the Corporation, and 20s. part thereof, are distributed by the mayor and the vicar, about the month of June, equally among four poor widows of the town, two of whom are selected by the mayor, and two by the vicar. The remaining £3 is disposed of by the gaoler with other charity money.

Previously to the passing of the late Gaol Act, the amount of the several charities received by the gaoler was disposed of by him among the criminal prisoners and debtors in Lancaster-castle, according to the directions of the donors, in bread or

other articles, in such manner as he thought most beneficial to the prisoners; and a regular account was submitted annually to the mayor. Since the passing of the Act, the gaoler has disposed of these charities according to the directions of the 35th section of that Act, which applies to such benefactions as were given for supplying poor criminal prisoners with food and clothing, and an account is rendered to the magistrates, as directed by the Act.

This concludes the charities reported in the borough of Lancaster; and as the Commissioners appear not to have finished their inquiries in this county, we shall reserve the conclusion of the Lancashire charities to a future period.

YEOVIL.

CHURCH-TRUST.

THE earliest deed of the conveyance of this trust which could be found is dated in 1736, in which the church-property is described to consist of a burgage, called the Church-house, in Yeovil, near the Pillory; of a burgage, in Grope-lane, in the same borough; of a burgage and garden, in Stoford, in Somersetshire; and of a burgage, in Shaston, or Shaftsbury, in Dorsetshire; all which are conveyed, on trust, to the use of the parishioners of Yeovil, for the reparation of the church and ornaments, and for such other charitable uses as should seem best to the parish-

ioners. It was also provided in the deed that *when the number of feoffees was reduced to two, by death or otherwise, the survivors should, on request made by the churchwardens, and at the cost of the parish, execute a new conveyance to such persons as the churchwardens should appoint.* From the churchwardens' accounts it appears rents have been received for a part of the church-premises so early as 1519. The last conveyance of the trust was in 1786, when the trustees were twelve in number, of whom the survivors, at the time of this Inquiry, were

custos, and two others to be wardens for that year; that the poor people should be appointed by the custos and wardens; that the custos and wardens should yearly give an account, before five or seven men of Yeovil, and others who might choose to be present, of the receipts and expenditure of the establishment; that the custos and wardens should have an allowance of 2s. each; that the almspeople should have 3d. each every Sunday; that the five or seven men of Yeovil should have 8d. allowed at each meeting for a potation; that a chest containing the common seal of the almshouse, the letters patent, and other writings relative thereto, should be provided; that the lands belonging to the almshouses at Okeford-Fitzpaine should not be exchanged, mortgaged, nor let to farm for longer term than seven years; that twenty or thirty oak plants should be annually planted in the hedges of the lands; and, lastly, that each of the poor persons should wear a red-cross upon the breast, in honour of St. George the Martyr, patron of the foundation. Besides the endowment at Okeford-Fitzpaine, in Dorsetshire, several grants were subsequently made to the almshouse, by others, of land and messuages in Yeovil and Stoford; and, in 1787, Mr. Hooper left a legacy of £100, which was laid out in the Ilchester turnpike-trust. Part of the trust-property is let at a rack-rent, the remainder is on leases of ninety nine years, determinable on lives. From the length of time that has elapsed since the foundation, it is difficult to say with accuracy whether the charity is now possessed of all the property ori-

ginally granted to it. The attention of the Commissioners was called to a supposed loss of a part of the lands at Okeford-Fitzpaine, which, in the letters patent, are stated to contain 128 acres, but which, according to two different admeasurements, made within a few years past, consist of about 102 statute acres only. A piece of land adjoining to this estate, in the possession of Thomas Stone, and stated to be holden by him, under lease, from Lord Rivers, has been pointed out as having formed a part of it, Thomas Stone and his ancestors having been tenants of the charity-property at Okeford, from 1747 to 1814. But there does not appear any ground for this surmise. The lands now in the possession of the charity correspond precisely with a map of the estate in the almshouse, bearing the date of 1727; and, therefore, it is not probable that there can have been any loss since that time, and the deficiency in quantity may be in a great measure, if not altogether, accounted for as arising from the usual mode of computation in this part of the country, by the customary acre, which is smaller by about one-sixth part than the statute acre. Some of the rents payable in Yeovil have certainly ceased, and it was found that the boundary of part of the charity-estate in the occupation of Mr. Penny had not been correctly described. It is stated that on a garden-plot, opposite the almshouse, there were formerly two tenements, which were suffered to go to decay, more than forty years ago, but the Commissioners could not obtain any more particulars respecting them.

The concerns of the almshouse are under the immediate

direction of a custos and two wardens, and principally of the former. The present mode of appointing these officers, which has been used at least as far back as 1746, varies, in some respects, from the regulations contained in the foundation-deed. An annual meeting is held, on the last Thursday in May, at the Three Choughs Inn, which belongs to the charity, consisting of such persons as have previously served the offices of custos and warden, who are considered the trustees of the almshouse. As many of these persons attend as think proper, but no particular number is considered necessary for the transaction of business. The accounts of the custos of the preceding year are then examined, and the persons present nominate a new custos for the ensuing year, who is usually taken from among the persons thus considered as trustees; but occasionally any gentleman, who is thought eligible in the town or immediate neighbourhood of Yeovil, is appointed in the same manner, who, after serving the office of custos and warden, is considered a trustee. In point of form, the wardens for the ensuing year are chosen by the new custos; but the practice is for the custos who goes out of office to succeed to the office of warden, and to retain the same the two following years. No oath of office is taken by the custos or wardens.

The regulations direct that five or seven of the most honest and discreet men of the parish of Yeovil, nominated by the custos and wardens, *should choose, from themselves, the custos and wardens for the ensuing*

year; and this description may, perhaps, be properly construed to comprehend persons residing in the neighbourhood of Yeovil, and having property in the parish. But, in some instances, gentlemen have been appointed to the office of custos, having property at Yeovil, but residing at so great a distance that it has been necessary for them to serve the office by deputy; and the Commissioners cannot but think that such appointments are contrary to the views of the founders, who appear to have intended that the affairs of the charity should be conducted under the immediate inspection of the person holding the office of custos. The custos is usually changed every year. No *chest* has been provided, and it is, probably, in consequence of this neglect that the writings have not been carefully kept; the common seal is missing, and the accounts previous to 1746 are not to be found.

In 1805, an information was filed in the Court of Chancery against the trustees; in which suit, the principal object appears to have been to set aside certain leases of the charity-estates, as improperly granted. It was also a subject of complaint that money received, by the trustees, for timber cut on the charity-estates, had been misapplied; and that larger allowances ought to be made to the poor persons in the almshouse.

The lands at Okeford-Fitzpaine have been let, contrary to the provisions of the deed of 1476, for longer terms than seven years; but, owing to the loss of some of the ancient documents, the Commissioners cannot ascertain whether the same restriction applied to the

estates in Yeovil, Stoford, and the Marsh. The proceeds arising from the sale of timber appear to have been expended either in repairs or new erections on the trust-property. The system of granting leases for ninety-nine years, determinable on lives, although it has been long in general use in the West of England, does not appear to be an advantageous mode of letting the property of the charity, an increase of the regular annual income being much more desirable than the receipt of occasional fines for renewals. All the fines which have been received for granting the subsisting leases have been brought to account. The fines received for the renewal of some of the earliest of these leases appear small in proportion to the present value of the premises; of this the house called the Pall Inn, which was let for ninety-nine years, on a fine of

two guineas and a rent of only 10s. is an example.

The Rev. Mr. Tomkins, who is one of the persons acting as trustees, rents a small field near the town, at the rent of £3 a-year, which is the fair value. Mr. Abraham, a surveyor appointed by the Commissioners, estimated that the value of those parts of the charity-estate situated at and in the immediate neighbourhood of Yeovil, which are let on leases determinable on lives, and the present rents of which amount only to £6:16:8 would, at rack-rent, amount to £146:15. The rents of some of the premises exceed the value; but the Three Choughs Inn, which was let for seven years from 1818, at the rent of £45, is valued at £70 a-year. The following is a summary of the present annual income of the charity:—

	£	s.	d.
Rents reserved on leases determinable on lives	6	16	8
Rack-rents—Okeford-Fitzpaine	£130	0	0
Yeovil, &c.	145	4	0
Mr. Prowse's quit-rent	0	1	0
Interest on turnpike-deeds poll	9	0	0
	<u>£291</u>	<u>1</u>	<u>8</u>

The poor persons in the almshouse, consisting both of men and women, are appointed by the custos, wardens, and those of the trustees who are present at the annual audit. The candidates appear at that time, their merits are discussed, and the election to such vacancies as have occurred during the year then takes place; a preference being given to persons legally settled at Yeovil. The number of the almspeople has varied from six to twelve; but, from

1788 to the present time, the number of twelve has been kept complete. The weekly allowance to each of them is 2s. 6d. Their other allowances consist of 1s. each on the custos entering upon his office; 1d. each on St. Mary Magdalen's Day; 4d. each at Whitsuntide; and 2s. 6d. each at Christmas. They receive some articles of clothing; also an allowance for coals and candles, with some other small advantages. The residue of the usual expenditure of the funds

of the charity consists of the repairs of the almshouse and some of the other premises; a small rent paid to the portreeve of Yeovil; parish-rates; a salary of one guinea a-year to the steward, for engrossing the accounts; the cost of the funerals of the poor persons belonging to the almshouse; a dinner for the trustees at the time of the annual audit, of which the rack-rent tenants partake; and the *surplus provisions* of which are sent to the poor in the almshouse, with other incidental expenses. It is the opinion of the Commissioners that, as soon as the suit in equity, for which it is necessary to keep a fund in reserve, is terminated, that the allowance to the almspeople ought to be augmented.

THE SCHOOL.

There are traces of the existence of a school in Yeovil so far back as 1573; for it is stated, in a memorandum purporting to have been taken from the ancient accounts of the churchwardens, and made by a person who had served the office, that, in that year, a building in the churchyard, which had formerly been a chapel, and which was part of the church-lands, had been converted into a school-house, at the expense of the parish. In the accounts of 1577 is an entry, stating that 4*d.* had been paid for a new key to the school-house. Besides these excerpts, there is no evidence of the establishment of a charity-school previous to 1707, when a subscription was set on foot for that purpose, and the building mentioned was conveyed to six persons, in trust, for the use of the parishioners of Yeovil, to be

made use of for a school-house to educate children, or for such other charitable uses as to the parishioners should seem most meet. These subscriptions were aided by several donations, with which were purchased the premises at Marsh, now in the occupation of Mr. Ricketts, at the rent of £18; and which were conveyed, in trust, with a clause reserving the rents to the use of the free-school kept in the school-house in the churchyard, in the event of the charity-school being discontinued.

John Nowes, Esq. in 1718, devised his manor of Lee, and all his real estates within the parish of Romsey extra, in the county of Southampton, to three trustees, and their heirs, in trust, after certain life-charges long since determined, to apply, out of the rents and profits, £120 per annum in the decent clothing and schooling forty poor boys under the age of thirteen years, whose parents are of the communion of the Church of England, to be put out to such school or schools as the trustees should think fit; at which schools the boys should be kept under strict discipline, and instructed in the rudiments of the Christian religion, English reading and writing, learning the Catechism, and frequently reading the Bible and Book of Common Prayer; also, in trust, to apply £30, yearly, as a fund for binding out apprentice such of the boys as should attain thirteen years of age, and the residue to be applied in setting up in the world such of the boys as should faithfully have served their apprenticeships, in such manner as the trustees should think fit. The boys constantly to wear, during

the time of their being at school, gowns and caps made of blue cloth; and the testator directed that, when the boys should attain the age of thirteen, or be apprenticed, vacancies should be filled up by the trustees; £3 per annum being designed for schooling and clothing each boy, and the number of forty to be kept up.

This charity was established, under an order of the Master of the Rolls, in 1721, conformably to the petition of the daughter of the grantor; by which it was settled that, of the forty boys, ten should be taken out of Preston Plucknet, Alvington, and Yeovil; ten out of the city of New Sarum, and the parish of Fisherton Anger, in the county of Wilts; and twenty out of the town of Romsey, the parish of Romsey extra, and out of the tithings of Wade, Ower, and Wigley, in the parish of Eling, in the county of Southampton. The property now in the possession of the trustees consists of 206a. 3a. 33p. of land, with the farm-house, out-buildings, and cottages standing thereon; a piece of waste land, containing about six acres, over which there is a right of common appurtenant to two neighbouring farms, now in the occupation of Messrs. Brice and Sharp; and a leasehold cottage, divided into two tenements, which cottage has been lately purchased by the trustees. The whole of the land was granted to the Rev. Nathaniel Fletcher, by lease, in 1808, for twenty-one years, at the clear rent of £300 per annum. It is said that the rent was considered a good one when the lease was granted. Mr. Watts states that he went over the estate in 1812, and valued it, at a rough calculation,

at £582 per annum. Some of the land is good, but other part of it is very thin and light; it is, with the exception of a small portion, subject to tithe. Under the powers of an enclosure act, in 1808, several parcels of land belonging to the charity were exchanged for lands belonging to Sir Charles Mill, Mr. W. Fletcher, and others. Sir Charles Mill was, at this time, a trustee, and Mr. Fletcher was the father of the gentleman to whom, in 1808, the existing lease was granted; the exchanges were, however, all made under the direction of the commissioners; and it was represented that the charity had benefitted thereby, and that its estate has become more compact.

The funded property belonging to the charity, arising from falls of timber and savings of income, produces a yearly dividend of about £100. The average expenditure in clothing, educating, and apprenticing the forty boys has been £150. The surplus income being considerable, application was made to the Master of the Rolls, and by an order, dated in 1819, it was directed that £200 per annum should be allowed for the clothing and schooling of forty poor boys, instead of £120. That £60 a-year should be allowed as a fund for binding out apprentice such of the boys as should attain the age of thirteen years, instead of £30 per annum; and that the residue of the income of the charity should be retained by the trustees, and invested in government, or on real security, at interest, as a fund for setting up in the world such of the forty poor boys as should honestly serve their apprenticeship, the

same to be applied in such manner and by such proportions as the trustees for the time being should think fit. The trustees, of whom two, viz. Sir Thomas Freeman Heathcote and Sir Charles Mill, are now living, meet once a year, or oftener, and generally audit the accounts at their meeting. They propose to elect a new trustee on the termination of the chancery-suit.

Francis Cheesman, in 1711, left the interest of £150 to the schoolmaster of Yeovil, and which, by accumulations, produces a dividend of £7 : 12 : 10.

Edward Boucher, in 1725, gave his close, called Beer's Close, in trust, to apply the clear rents in clothing four such poor boys of the parish of Yeovil, as should be put in the school by his trustee and heirs, and for binding them apprentice; and the residue of the rents to be applied to augment the master's salary, or to such uses as the subscribers to the school should direct.

Thomas Cheesman, in 1730, gave to the school £50, which is laid out in the Ilchester turnpike, producing £2 yearly to the master; he also gave to the Latin-school £5, to be paid yearly, for teaching three boys, out of his estate at Homer. The remaining property of the school consists of a close, called Coppet-hill, situated at Marsh, and containing 11 acres, which is let to Mr. Parsons, at a rent of £20. Beer's Close is in the occupation of the master, and worth about £15 a-year. The estate at Homer is now occupied by John Hooper, Esq. who pays the annuity of £5. The total income of the school, including the allowance under Mr. Nowes's will, is £132 : 2 : 10.

The school appears to have suffered by great neglect, and in an affidavit, upon which an information was filed, in 1804, for the re-establishment of the charity, it is stated that, for more than fifteen years past, the school had been decaying, till not a boy was educated, clothed, and apprenticed, according to the endowment; and that at that time there were not five boys belonging to the school, clothed, and but few instructed in a proper way, Mr. Tomkins charging the parents of the charity-boys under his care various sums of money, contrary to the institution. Ten boys are now educated and clothed under the Romsey charity; they are selected from Preston Plucknet and Alvington, in preference to Yeovil, and are appointed by Mr. Tomkins, in consequence of Sir William Heathcote having declined that office. Four boys have been educated in respect of Beer's Close, and during Mr. Tomkins's mastership they have been clothed, every third year, with nearly the same articles of dress as the boys have under Nowes's foundation. The Commissioners think that the funds are sufficient either to allow of a small apprentice-fee, annually, or else to furnish the means of clothing the boys every two years, instead of the present practice; and such appears to have been the practice thirty-five years ago, as well as to allow an apprentice-fee of £2. Mr. Tomkins educates sixteen boys of Yeovil, in consideration of the receipt of the rents of Coppet-hill, of the house and land at Marsh, and the dividends on the South-sea Stock, and the turnpike-deed poll, amounting in the whole to £47 : 12; from which sum, he

states, as deductions, the repairs of the school-house, windows, firing, pens, ink, and paper, &c. found for the boys. The parents apply to the schoolmaster for the admission of their children into the school; and, if there be vacancies, they are uniformly admitted, provided their parents belong to the communion of the Church of England. This qualification, which is imposed by Nowes's will, is applied to the whole school, *though it does not appear to be required by Boucher's will, nor by the original resolutions of the subscribers.* The boys are taught reading, writing, arithmetic, and the Church catechism. Complaints were made against the master, but they were not satisfactorily established. It was objected that he insists upon being paid for the pens, ink, and paper furnished to the boys on Nowes's foundation; but Mr. Tomkins justifies himself under the authority of the steward of that charity; and when it is considered that he has hitherto only received £1 per annum for the education of each boy, it can hardly be expected that he should furnish those articles gratis. There is at present but one Latin scholar taught, in respect of the rent-charge out of the estate at Homer; but Mr. Tomkins states that he is able and willing to educate the number mentioned in the will of the donor, and that he has often had that number.

There have been no subscriptions to the school since 1815; their discontinuance is ascribed to the pending chancery-suit. To the same cause is ascribed the non-appointment of trustees, since 1811.

PORTREEVE'S, OR BACK-STREET ALMSHOUSE.

This almshouse was probably established, as its name seems to denote, by the portreeve, or by the portreeve and burgesses of Yeovil. The Commissioners could not discover that its inmates have any other claim upon the funds of the Corporation for their support, except the presumption arising from an unvaried and long-continued payment. The portreeve and burgesses of Yeovil claim to be a corporation by prescription, and in which capacity they are possessed of property, consisting of several houses, some chief-rents, and two acres of land. The houses and land are granted to various tenants for terms of ninety-nine years, determinable on three lives, which are renewed on the payment of fines, as the lives drop. The annual rent reserved upon the whole of the demises, collectively, amounts to £10:14:1. The fines, when received, are carried to a general fund, which is employed in the support of the court-chamber and of a prison, in clothing the crier of the town, in repairing a well called Nun's Well, and a public pump; in providing standard weights and scales, and in other public expenses and improvements; and a sum amounting to nearly £400 has been lately expended out of this fund, in building a charity Sunday-school in the town. The Corporation, however, claim, and appear to have constantly exercised, a right to dispose of this income according to their own discretion. It was formerly customary for the Corporation to expend a considerable sum in a treat for the inhabitants of the

town annually on Christmas-day; for the last five or six years, however, this practice has been discontinued, and the rents have been laid out in a more beneficial way. Of the annual rent of £10:14:1, the sum of £2:18 has been annually paid, since the year 1733, to the inmates of the almshouse; the remainder is applied either to the repairs of the almshouse, or to the public purposes mentioned.

The almshouse is situated in the Back-street, and is occupied by four poor women, who are appointed by the portreeve and burgesses as vacancies occur. Each inhabitant has a separate bed-room, and there is a large sitting-room in common for all. The annual payment of £2:18

is thus disposed of: each of the three seniors receives 4*d.* a-week, and on Easter-day, Whitsunday, St. Thomas's Day, and Christmas-day, 1*s.* 6*d.* is divided amongst the whole. No other allowances are made to these poor persons by the Corporation. Proceedings were instituted in Chancery relative to the management of this charity, which appear to have led to no result; and the Commissioners conclude with observing that they thought it inconsistent with their duties to enter into a detailed examination of the possessions and funds of the portreeve and burgesses of Yeovil, although there was no unwillingness on their part to submit to such an investigation.

OBSERVATIONS.

It will be recollected that the Yeovil charities excited much public attention at the time of the inquiries of the Education Committee, in 1817, and the bitter litigation to which they had given rise seems still in progress. Three or four different sets of attorneys have had, in succession, the nursing of these long-pending suits: one venerable judge, Dampiere, to whom the differences were referred, after a vain attempt to compromise them, was so alarmed at the fierceness of the contending parties that he fled from Yeovil in dismay, and the Commissioners found the cases of such an inveterate character, that they were unable to prescribe a remedy, and have left them to die a natural or violent death, by the gradual exhaustion of the means by which they are supported. Though the plaintiffs have been so unfortunate, we cannot help thinking they had some reason for instituting these proceedings; and the refusal of the trustees to give any account of the charities was enough to excite suspicion, even had no abuses existed. But the parishioners had the evidence of their own eyes that things were not managed as they ought to have been; the school, in particular, had become almost extinct, and the reports of the Commissioners show that, in the other trusts, though there is no evidence of any corrupt participation, there is proof of great neglect, and even open violation of the institution of the grantors.

With respect to the Church Trust, for instance, it cannot be supposed that the trustees were justified in covertly managing the property entirely without the control and knowledge of the parishioners. The deed of 1736 gives no such power, by merely conveying the property in trust for the repair and ornament of the church, and such other "charitable uses, as the parishioners should appoint." The churchwardens had, certainly, no right, as appears to have been hastily concluded, to dispose of the rents according to their own discretion; neither had the trustees, without the concurrence of the inhabitants. With what show of propriety then could the late vicar and his co-trustees refuse to give a public account of the church-property, seeing they had merely an executive power in the management of it, while the au-

thority to direct its application was vested in the parishioners? Yet it was their refractoriness on this point that first gave rise to the subsequent litigation, and the ruinous consequences which have been entailed on those persons who were imprudent enough to seek for justice through the labyrinths of a Chancery-suit.

Again, the management of Woborne's Almshouse had become such, that we cannot wonder the inhabitants wished to have a little light thrown on its administration. Dropping out of view any surmises which may have prevailed, as to the actual alienation of part of the trust-property, it is plain the ordinances of the founder had not been observed, neither in the letting of the estates for only seven years, nor in the appointment of the officers. The ordinances require that the accounts of the almshouse shall be audited by "five or seven honest and discreet inhabitants, and such others as yearly choose to be present;" and that such five or seven honest inhabitants shall choose a custos and wardens from among themselves. Instead of acting up to these rules, it seems the custos, wardens, trustees, and the five or seven honest parishioners, are precisely the same individuals, consisting of three or more persons, who, by some mysterious changes and permutations among themselves, alternately fill these different offices, and then resolve into their primitive capacities. There is no public exhibition of receipts and expenditure, all being kept snug and secret, within the precincts of the Three Choughs' Inn, where these persons of manifold functions annually meet to laugh at their opponents, and enjoy a charity-dinner, for the expense of which, though only EIGHTPENCE is allowed, this sum is so admirably laid out, that abundance is provided for all the guests, and baskets of fragments remain to regale the poor almspeople.

On the Portreeve's Almshouse, it does not appear any thing can be either said or done; the portreeve and burgesses making, we believe, four persons, claim to be a corporation, and we suppose the almshouse must be considered an adjunct to them, in that capacity. Had these gentlemen been a chartered body, one might possibly have called their title in question; but they claim to exist by *prescription*. Next to the divine right of kings, we can hardly conceive any authority placed so far above the cognizance of human reason, as that claiming to exist by prescription; such a derivation is wholly intangible, there being no record, parchment, or document, with which its assumed powers can be collated, and, therefore, we must submit, with Christian humility, to whatever pretensions it is pleased to advance.

There is one fact connected with the suits in Chancery which, as it may be of use to persons who are in the habit of devoting themselves to the service of the public, we shall mention. Mr. Watts, and the other gentlemen, at whose instance the informations were filed against the trustees of the Yeovil charities, acted under the authority of a vestry order, signed by the principal inhabitants; they expended £1200, a considerable part of which was advanced out of their own pockets. In 1813, Mr. Watts, who, for many years, had acted as churchwarden, was thrown out of office, and a party raised against him, powerful enough to negative a motion for a rate to repay his advances to the parish! We shall conclude with an estimate of the annual value of the several trusts, as reported by the Commissioners:—

	Present Value.		
	£	s.	d.
The Church Trust	52	1	8
Woborne's Almshouse	431	0	0
The School	132	2	10
Portreeve's Almshouse	unknown.		

OTHER CHARITIES IN YEOVIL.

John Jeans, in 1725, left his premises in Yeovil, after, the failure of certain interests, which have long since determined, to *Thomas Shane*, in fee, subject to the yearly payment of 5s. each, to ten poor ploughmen of the parish, every Christmas-day, and to ten labouring men, of the parish, 5s. each, every Easter-day. The property charged with these annuities has descended to the daughter of the grantee, now the wife of *Samuel Isaac*, by whom the sums mentioned are distributed as directed, at Christmas and Easter, (old style).

Andrew Ziles, in 1727, left £250 to three persons, on trust, to be invested in land, and the rents applied to the relief of poor decayed tradesmen, respectable widows, and orphans, but no part to be given to those receiving parish relief. A close of land was purchased with this donation, in the parish of Street, called Hound-wood, containing seven acres, and which is now let at a clear rent of £14, the fair value. The trustees meet annually on the 14th of February, at the house of one of them, and distribute the rent without deduction, in small sums, generally from 3s. to 10s. among decayed tradesfolk, widows, orphans, single persons, and some poor families. Persons who have once received this benefaction continue to do so, if their conduct is approved, and a book containing their names is regularly kept; but those who are known to receive parish relief are struck off the list.

Thomas Cheesman, in 1730, gave to the poor of the parish

50s. per annum, to be paid every Easter, by his executrix, out of his estate at Homer. *John Hooper*, Esq. is the proprietor of the estate charged, and distributes, annually, on the day after Christmas-day, £2 : 10, in sums varying from 2s. to 6d.; he usually selects such poor persons as do not receive parish relief as objects of the charity, and keeps a book, in which the names of all who participate are entered.

It was stated, by *Mr George Watts*, that, at the time he, as churchwarden, was making inquiries into the charities of Yeovil, for the purpose of recording them on a tablet in the church, he learnt, from a deceased steward of *George Bragge Prowse*, Esq. that *Mrs. Dorothy Bull* charged her estate in Yeovil, now the property of *Mr. Prowse*, with the payment of £3 : 11 per annum, of which £1 : 1 was to be annually paid to a clergyman for preaching a sermon in the church, on Good Friday, and the remainder was to be expended in the purchase of one hundred sixpenny loaves, which were to be distributed every year, on the same day, to one hundred of the second poor of the parish. No document could be found by *Mr. Prowse* relative to this charity. One guinea, however, is annually paid to the vicar, for preaching a sermon on Good Friday, by *Mr. Prowse's* steward, and one hundred sixpenny loaves are regularly distributed on that day, by the same person, among one hundred poor men and women of the parish; he prefers such as are decent and well behaved,

and are not maintained in the poor-house.

From sundry entries in the churchwardens' book, a Mr. Hodges appears to have bequeathed a sum of money to the poor of the parish, which, in 1730, amounted to £25, though subsequently reduced by some means, not explained, to £17. No precise information could be

obtained respecting the origin of this donation; it has always been in the hands of the acting churchwardens, and Mr. Row is now responsible for the amount. The Commissioners recommend that it should be placed on good security, and the interest applied to the use of the poor.

PARISH OF CROYDON.

ARCHBISHOP TENNISON'S SCHOOL.

In 1714, *Thomas Tennison*, Archbishop of Canterbury, granted to seven trustees, a messuage and garden at the north end of Croydon, and several parcels of land in the parish of Limpsfield, and also a small slip of leasehold property; the former to be converted into a charity-school-house, for the education of ten poor boys and as many girls, and the rents of the lands and premises in Limpsfield to be applied to the maintenance of the school. By his will, the Archbishop left £400 additional, to be invested in the purchase of an estate, for the further benefit of the school. The number of trustees was not to exceed seven nor be fewer than four; and among other orders for the government of the school, the Archbishop directed that the master and mistress should teach *no other children but such as belonged to the school*, and they should be members of the church

of England, twenty-five years of age, at the least; that no boy or girl should be under eight years old when admitted, nor should stay after fourteen; that the boys should be taught reading, writing, and arithmetic, and the girls the same, also to spin, and needlework; that if any of the children should be taken away before they had learnt what the statutes directed, their clothes and books should be left for others; that no child, whose parents frequented the meeting-houses, should be admitted, or continue if admitted, nor unless the parents were legally settled in the parish; and, lastly, that the trustees should meet on the Tuesday after every quarter day, to look into the state of the charity, and then the orders should be read publicly before them, as also the master, mistress, and all the children.

The property of this charity now consists of—

1. Two farms in the parish of Limpsfield, called Chartlands and Couldens, the former of which contains 74a. 1r. 13p. and the latter 53a. 0r. 6p. These

the occupation of John Steers, as yearly tenant, at the annual rent of the full value. Each farm contains some thriving trees, but none at fit to cut.

Dwelling-house, with plumber's shop, stable and yard, and also a school-house and yard adjoining the school-house, held by Mrs. Berry, on lease granted, in consideration of £100, for 61 years from 1791, at yearly rent of £2. These premises were formerly the school and school-house of the charity. Since the lease was granted, the present buildings have been erected, which are supposed to be worth £1000.

£300, Three per Cent Consols, standing in the names of Thomas Meager, Esq. and three others, and producing a dividend of £39 per annum, which, with the rents, makes a total annual income of £121.

The present school-house was built in 1797, at an expense exceeding £758, and is in very good repair. It affords a residence for the schoolmaster, his wife and family, and contains school-rooms, one being appointed for boys, the others for girls. The master instructs in reading, writing and arithmetic, fifteen poor boys and fifteen poor girls, all of the parish of Croydon, and his wife instructs the latter in needlework. The children are appointed by the trustees at their quarterly meetings. They are admitted at the age of four and stay till they are fourteen years of age, and are clothed, the boys being allowed a complete suit of clothes, with caps, shoes, and stockings, and the girls a complete suit of clothing, including bonnets, shoes and stockings. The salaries of the master and mistress amount to £60, and 2½ tons of coals are annually provided for them by the trustees, so as to provide books and stationery for the scholars.

The schoolmaster educates the children appointed by the trustees, but is permitted by the orders to instruct other scholars, whose education he is paid for by their parents. In this respect a deviation from the orders of the founder appears to have taken place, but the privilege

may perhaps be considered as an equivalent for the gratuitous instruction of so many more children than were originally limited by those orders.

ARCHBISHOP LAUD'S APPRENTICE CHARITY.

From an indenture, dated 1656, it appears that *Archbishop Laud*, "out of his love" to the parish of Croydon, gave £300, to be invested in land, and the rents applied to placing out poor children of the parish as apprentices. With the donation of the Archbishop and £35 added by Samuel Bernard and others, an estate was purchased in the parish of Horne, in Surrey, containing 35a. 1r. 37p. At the time of this Inquiry, in 1824, it was let to Mr. Searle, on a lease which would expire in 1824, at a rent of £26, the full value. From the produce of sales of timber and savings of income, there has been realized £1200, Three per Cent Consols, now standing in the names of Thomas Meager, Esq. and three others, and producing dividends of £36 per annum. The whole income of the charity, therefore, is £62, which is applied in binding apprentice poor boys, the children of settled inhabitants of the parish, a premium of £15 being allowed with each boy. These

premiums have frequently varied in amount, the largest sum allowed having been £25, and the smallest, £5 : 5. Applications are made by the parents for the benefit of the charity to one of the trustees, and if acceded to by him, they are told to procure a master for their son. The master being then found, and approved of by the trustees, the premium is paid, together with the expenses of preparing the indenture. The same persons are trustees of Laud's and Tennison's charities, and they usually meet quarterly, at the school-house, for the purposes of the charities.

DAVY'S ALMSHOUSE.

Ellis Davy, citizen and mercer of London, in 1447, under authority of letters patent of Henry IV. founded an almshouse of seven poor people at Croydon, and among other things ordained that the vicar and churchwardens of the parish, and four other of the most worthy men, householders and parishioners, always resident within the town of Croydon, should be governors, and that four persons, the master and wardens of the craft of mercers of London, and their successors, should be overseers of the almshouse. The funds of the charity are vested in the governors. The Commissioners abstained from further inquiry into this foundation, considering that they were precluded by the appointment of special overseers.

THE LITTLE ALMSHOUSE.

This name is understood to have been anciently given to nine small rooms, now forming part of

a larger building, situate at the corner of Church-street, at a small distance from Davy's almshouse. The origin of the nine rooms is unknown. The modern part of the building (consisting of fifteen additional rooms) has been erected from time to time at the parish expense. The whole twenty-four rooms are kept in repair by the parish, and are occupied by poor persons placed in them by the parish officers; but only the occupants of the nine ancient rooms (being the nine nearest the church) participate in the following charities, the occupants of the others having been formerly supported out of the poor's rates, and, latterly, out of the general charities of the parish.

Joan Price, in 1528, left to the poor of the Little Almshouse 20s. charged upon her lands and tenements in Croydon; and which annuity is now paid by eight different persons, on account of premises near Martinwell and in Butcher's Row. It is collected by one of the almspeople, and equally divided among the occupants of the nine ancient rooms.

Belonging to the Little Almshouse are two rent-charges of £2 : 10 and of £5, issuing out of houses in Croydon; the former was purchased with a donation of *Archbishop Grindell*, in the reign of Elizabeth, the latter is the gift of *Rowland Kylner*, a domestic of Archbishop Whitgift. The annuity of £2 : 10 is charged upon a messuage, the property of Mr. William Gibson; the arrears for the preceding six years, Mr. Gibson assured the Commissioners, should be forthwith paid, and the payment re-

y made in future. The annuity of £5 is charged on the messes belonging to Messrs. T and Paul Rogers, and Booth; they have also promised to discharge the arrears had accumulated, and to make their payments regularly in

ly *Allott* left £3 a-year to the little Almshouse, which is received from the clerk of the Fishers' Company, of London.

WHITGIFT'S HOSPITAL.

Archbishop *Whitgift*, in virtue of his patent, and an act of the ninth of Elizabeth, founded a house, built by him in Cray- and certain other houses, with lands, orchards, and premises, and an hospital, for the relief of the aged, poor, needy, or impotent people; which hospital, and the persons therein to be placed, appointed should be incorpo-

rated by the name of "The Hospital of the Holy Trinity in Croydon, of the foundation of John Whitgift, Archbishop of Canterbury;" the hospital to consist of a warden and not exceeding forty persons. He afterwards framed certain statutes for the government of the hospital; by one of which the Archbishop of Canterbury is constituted perpetual patron, governor, and visitor, of the hospital, with authority to interpret the statutes and compose all differences which may arise therein; and the founder heartily insisted that his successors, or some persons appointed by them, would visit and inspect the hospital, at the least, every third year. The clause appointing the Archbishop of Canterbury visitor of the foundation places it out of the jurisdiction of the Commissioners.

OBSERVATIONS.

The hospital of Archbishop Whitgift is the most valuable endowment in London, and as the management of this charity, as well as others in this city, have been recently the subject of much complaint by the inhabitants, it is to be regretted that it is not within the jurisdiction of the Commissioners. Besides the establishment for the poor brethren, the founder made provision for the support of a free-school in the hospital, and the statutes for the regulation of the endowment, directed that the master, chosen from among the poor brethren, "shall *freely teach* such of the parish of Croydon, without exacting any thing for their teaching, as are of the *poorer sort*, and shall be so accounted by the vicar or curate."

From the inquiries of the Education Committee, in 1817, this part of the constitution appears to have become entirely obsolete, no free-school being now for the benefit of the parishioners. A gentleman, however, occupied a rent-free, and received a salary as school-master, on Whitgift's foundation, and had also the use of the school-premises for the purpose of a day-school, supported by subscription, and for the reception of boarders. If such deviations can exist in a charity under the immediate superintendence of the spiritual head of the church, and within ten miles of his residence, it is not to be wondered at to conceive how much more flagrant abuses may have grown up in other charities, placed under the inspection of inferior authorities, situated at a great distance, and who are not required to make periodical visitations: such charities are equally exempt from the national inquiry.

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The rental of the Hospital of the Holy Trinity in Croydon, founded by Archbishop Whitgift.

Lessees and Description of the Property.	Quantity of Land.			Termination of Lease.	Rental, 1847.		
	a.	r.	p.		£	s.	d.
Cape and Grantham, two houses and gardens, George-street	—			1846	95	0	0
James Moore, land at Mitcham (total rent £105)	48	2	0	1847	63	0	0
Alexander Adair, land at Addiscombe and Shirley	75	1	30	1846	110	11	0
Reverend J. C. Bisset, land at Croydon adjoining the school-house	1	0	0	at will	10	0	0
Richard Blumsum, land and house	0	0	37	1837	10	0	0
Lady Blunt, land at Selsdon, Norwood, and Scarbrooke	1	0	23	1831	0	16	2
James Chapman, three houses and gardens. W. Chatfield, executors of, a tenement, stables, and other erections	—			1848	51	0	0
William Clavill Dyer, a piece of wood land	8	0	0	1836	5	5	0
John and Thomas Ebbutt, six houses in Church-street,	—			1846	6	6	0
Dunkley and Howe, three houses at Northampton	—			1831	8	18	3
Ann Gunn, house and yard, in George-street	—			1833	25	0	0
William Holmes, two cottages, barns, stables, and land	—			1843	40	0	0
Anthony Harman, Swan public-house and allotment	168	2	10	1840	236	4	0
Ditto, house, formerly the Wheat-sheaf public-house	0	1	26	1847	41	0	0
Thomas James, an allotment on Croydon-common	—			1830	0	4	8
Hewson and Lovejoy, two houses at North-end	0	3	19	1833	4	0	0
Thomas Meager, Croham-manor-farm	—			1848	60	0	4
Thomas and John Mann, the Royal Oak public-house	350	0	0	1828	42	6	6
Ditto, three parcels of land at Newgate and Scarbrooke	—			at will	18	0	0
James Moore, house and ground, Thornton-heath	3	2	27	1838	18	0	0
John Maberly, Fox and Goose public-house, Shirley	0	0	15	1830	0	3	0
Mrs. Osborne, nine houses and land, at North-end	—			1846	20	0	0
W. Long, house, wash-house, stable, garden, &c.	2	0	10	1834	60	0	0
Alfred Roper, Christian and Ryecroft fields and allotment	—			1848	35	0	0
E. H. D. Radcliffe, house, garden, paddock, and land	90	2	33	1841	253	0	0
Charles Smith, house, three cottages, and land	96	3	30	1838	140	0	0
Ditto, two fields, called "Nepcuts"	9	3	13	1840	50	0	0
John Streeter, parlour, passage, cellar, and two chambers	5	2	0	at will			
	—			1838	10	0	0

Lessees and Description of the Property.	Quantity of Land.			Termination of Lease.	Rental, 1827.		
	a.	r.	p.		£	s.	d.
W. Eades, eleven houses and gardens, and allotment.....	3	3	14	1848	75	0	0
Sarah Turner, house, in the Butter-market..	—			1843	17	0	0
Mrs. Vandevell, land on the common.....	0	3	25	1846	3	3	0
James Waddington, three houses in High-street	—			1834	50	0	0
Starling and Rankin, a garden, Thornton-heath.....	—			1847	4	4	0
A rent-charge, No. 19, St. Paul's Church-yard.....	—			—	6	13	4
Dividends of £901 : 3 : 9, in the Three per-Cents.....	—			—	27	0	8

There are now thirty-four brothers and sisters in the hospital, each of whom receives £40 per annum. They are appointed by the Archbishop of Canterbury. Owing to the recent inquiries, the rental of the Hospital has been greatly increased: in 1812 it amounted only to £336; in 1818, it had increased to £860, and in 1827 to £1576 : 15 : 7. The annual value of the hospital-estates is estimated, by the surveyor to the hospital, to be £2673, exclusive of timber, stack-wood, bark, &c.

HENRY SMITH'S CHARITIES.

The charities of *Henry Smith*, citizen and alderman of London, to the parish of Croydon, comprise the Storkenden estate and the Deptford estate; we shall first speak of the origin of the former.

By an indenture, dated in 1650, it appears that Henry Smith, Esq. in 1624, delivered £1000 to certain persons, on trust, to pay him £100 during his life-time, and afterwards the £1000, with the consent of the trustees and principal inhabitants of the parish of Croydon, to be laid out in land, the rents and profits of which were yearly to be employed for the relief and benefit of the poor of the parish, by raising a stock to set them to work. Mr. Smith died in 1627, and his donation was invested in the purchase of a farm, called Storkenden, in the parish of Limpsfield. In 1816, a petition was preferred to the Court of Chancery, by certain inhabi-

tants of Croydon, setting forth that the trusts of this charity had never been renewed since the year 1650; that the trustees named in the indenture of that year having been long since dead, the churchwardens of Croydon had, for many years past, taken upon themselves the management of the estate, had received the rents, and, contrary to the intentions of the grantor, had applied them to parochial purposes, and in aid of the church-rates and poor-rates: whereupon the petitioners prayed that the churchwardens might be restrained from applying any part of the rents and profits in their hands to any parochial purpose or otherwise, until the further order of the Court. This application was referred to one of the masters, who declined approving any scheme for the future management of the charity until the legal estate was got in and conveyed to new trustees.

No report had been made by the master, at the time of this Inquiry. In another petition of the inhabitants, in 1822, it is stated that, in 1806, the charity-estate was demised by the then churchwardens and overseers of the poor, to Martin Tamplin, for the term of twenty-one years from 1804, at the yearly rent of £80. The estate contains 99a. 3r. 20p. including the sites of the farm buildings. The barns, stables, and other buildings were lately burnt down, but were directed to be rebuilt, by an order of the Court, out of the surplus funds of the charity and the amount for which they had been insured. In consequence of the depression in the value of agricultural produce, it was resolved, at a vestry, held at Easter, 1822, to make an abatement of twenty-five per cent. from 1820, in the rent, thus reducing it to £60. This appears to be, at present, the fair value of the estate. The rent which has been received since the payments into Court, has been kept in the hands of the respective churchwardens, in expectation of the further order of the Court, and amounted, at the time of the Inquiry, to £176:14:3.

The Deptford estate was allotted to the parish of Croydon, by the trustees of Henry Smith, in pursuance of the trusts vested in them to apportion the rents of several estates which they had purchased among different parishes. It does not appear by what means this estate became subsequently vested in other than the general trustees of Alderman Smith, but that such was the fact is witnessed by a deed dated in 1691, by which Sir Purbeck Temple, the only surviving

feoffee, conveyed the Deptford-estate to the vicar of Croydon and others, on trust, to apply the rents and profits "for the only use, benefit and behoof of the poor people of the parish of Croydon, according to the will, direction, and charitable intention of the donor." The last conveyance of this trust was in 1798, to the Rev. John Ireland, (now Dean of Westminster,) James Bourdieu, Daniel Richard Warrington, John Brooks, Francis Meager, Thomas Farley, Thomas Ridley, and Thomas Blake. The management of this branch of the charity, as well as the last, has been the subject of proceedings in Chancery, at the instance both of the inhabitants of Croydon and of the trustees. These suits were terminated by a decree of the Court, in 1821, by which it was settled that the rents and profits should be paid over, by the trustees, to the churchwardens and overseers, to be, by them, applied to the relief of aged poor and infirm people; married persons, having more children born in lawful wedlock than their labours could maintain; poor orphans, poor people who kept themselves or families to labour, and put forth their children apprentices, but not for the relief of any persons given to excessive drinking, or of scandalous or immoral lives, nor of any persons who had not inhabited five years in the parish; and it was further settled that the churchwardens and overseers should meet once every month, at least, in the vestry, to consider of the estate of the poor, and that, on the first Monday in every year, a copy of the receipts of rents and profits of the

and of the expenditure, inscribed, should be affixed to a tablet on the wall of the church, there to remain in place of fourteen days, to wit that the same might be read, and read by the

several parcels of land, comprising 1a. 2r. 32p. situate near New Cross in the parish of St. Paul, Deptford, were let on a lease for ninety-nine years in 1799, at a rent of £48; the lessee covenanting to expend £1600 in building certain dwelling-houses on the property.

One lease, comprising a meadow, containing 1a. 2r. 37p. situate in the parish, was granted to John Blanchard, for twenty-one years from 1820, at a rent of £10.

Another lease, comprising five pieces of meadow, situate at New Cross, containing 2r. 5p. was granted to William Halcombe, for twenty-one years, at the rent of £29.

A third lease, comprising two pieces of meadow, containing, together, 1a. 2r. 3p.; a piece of osier land, containing 1a. 2r. 26p.; a piece of garden ground, containing 6a. 2r. 35p.; a nursery ground, containing 1r. 21p. and a piece of garden ground, with a cottage, containing six perches, was granted to Richard Edmonds, for the term of twenty-one years, from 1820, at the rent of £66.

The rents appear the best that could be obtained, and in the whole, to £153; which, deducting £8:7:6 for stamp duty, and the expense of a plain dinner, given to the poor who come over to pay the rent on the rent-day, to pay the taxes, there remains a net £146:12:6, applicable to the purposes of the charity. The balance is paid over by the churchwardens to the churchwardens and overseers, by whom it is distributed to the relief of the poor of the parish, agreeably to the orders of the Court. This charity is administered, according to the usual rate, settled by the church officers, in small sums of money, and in bread, coals, and other necessaries. The accounts are now duly audited, and a copy annually affixed to the church, and another given to the vicar, according to the orders of the decree.

HERMITAGE ESTATE.

114, Edward Croft, in

inhabitants of the parish, and another copy be delivered to the vicar.

This estate is at present held in several parcels, under the following leases:—

consideration of £50, conveyed a piece of ground, called the Seven Acres, situate in the parish, and abutting on a lane, leading from the Hermitage, in trust, “for the maintenance and relief of the poor people of the parish of Croydon;” and the premises were declared to be free from all charges, except an annual payment of 20s. to the use of the poor of Streatham. The trustees appointed in the last conveyance of this property, in 1797, were the Rev. John Ireland, vicar of Croydon, James Bordieu, Daniel Richard Warrington, John Brooks, Francis Meager, Thomas Ridley, and Thomas Blake. This estate, also, has been the subject of proceedings in Chancery, in consequence of a petition presented to that Court in 1816, by two inhabitants, on behalf of the poor of the parish, complaining of abuses in the management of the charity, and praying that the rents and profits should be applied, by the trustees, for the re-

lief of aged poor or infirm people, being parishioners of good character, not receiving parochial relief. This suggestion was adopted and confirmed by the vice-chancellor, who, in his order, dated in 1821, directed that an account of the charity should be yearly and publicly exhibited in the church, as mentioned in the last article.

The property of the charity consists of two closes, containing 7a. 1r. 21p. and are held under a lease granted to William Wright, Esq. in 1815, for a term of twenty-one years, at the rent of £35, which appears to be their full value. The rent is applied, as directed in the decree, generally in the winter, in sums, varying from 5s. to 10s. During the time the Chancery proceedings were pending, the £1 for the parish of Streatham remained unpaid, and there are now about eleven years in arrear. This arrearage it is intended to discharge out of the next receipt of rent.

BREAD CHARITIES.

Joseph Williams, grocer, of London, in 1759, left £100, in trust, to be invested on government security, and the dividends laid out in bread, to be distributed on the 1st of January, among poor housekeepers, (not being in the workhouse,) by the minister and churchwardens. By some means, not ascertained, this legacy has increased to £250, Three per Cent. Consols, which is now standing in the names of John Brooks, and three others. The dividends are received by Richard Rowed, a baker, and one of the trustees, who furnishes quartern loaves to the amount; these are distributed on New

Year's Day, at the Town-hall, by the churchwardens, among such of the poor as do not receive regular parochial relief.

The sum of £1:10 has been annually paid, for many years, to the churchwardens of this parish, by the stewards of the Wigsell-estate, at Sanderstead, as a rent-charge, but the Commissioners could not trace the origin of the payment. It is distributed by the churchwardens, under the denomination of "*Wigsell's bread money*," among the poor, in bread, on St. Thomas's Day.

APTHORP'S CHARITY.

The Rev. *East Apthorp*, D.D. in 1804, transferred to trustees £166:13:4, Three per Cent. Consols, in trust, to pay the dividends yearly to two ladies of respectable station and character, to be chosen annually, and be by them distributed to such person or persons as they considered most deserving; the donor recommending more particularly, to the attention of the distributors, married women of religious and orderly deportment. The charity is administered as directed; the ladies usually state to the trustee in what manner they have distributed their respective shares.

WALTERS'S CHARITY.

Sir *William Walters*, in 1619, conveyed a small slip of ground, lying near Thornton-heath, in trust, for the benefit of the parish, towards the amending of the highways and other public uses. This slip of ground, after having afforded gravel, for many years, for the repairs of the roads, was ultimately appropriated for the site of the parish workhouse,

which purpose it still continues to answer.

CHURCH TENEMENTS.

This property, the origin of which is unknown, consists—

1. Of two messuages in the High-street, with gardens, now under lease to William Budgen, for a term of twenty-one years from 1807, at the annual rent of £40.

2. Of a little tenement, used as a stable, situate in an alley,

near the Butcher-row, adjoining the Royal Oak ale-house, now under lease to John Mann, for the term of twenty-one years from 1809, at the yearly rent of 50s.

These rents, which appear to be the fair value of the premises, are carried to the churchwardens' account, and applied to the general purposes of the church.

OBSERVATIONS.

This concludes the Report of the Commissioners on the charities of the parish of Croydon. The praise-worthy conduct of the parishioners in bringing before a court of equity the management of some of their charities have tended greatly to improve their subsequent application. Prior to their interference, the rents arising from Deptford, Storkenden, and the houses let to Budgen, were carried into the churchwardens' account, to be expended in feasting, lamp-lighting, providing lodgings for the judges during the assizes, paying the vicar's curate, in sweeping chimneys, coach-hire, and other miscellaneous outgoings. The directions of the vice-chancellor to exhibit, yearly, an account of the charities in the parish church, cannot fail to have a salutary influence; and, were a similar regulation extended to all charities under the management of corporate bodies, requiring them to publish annually an account of their trusts, either in the parish church or in their respective halls or places of public meeting, it would afford a useful control on their administration.

PARISH OF ST. BEES.

THE FREE GRAMMAR-SCHOOL OF ST. BEES.

THIS school was founded by *Edmund Grindall*, under letters patent from Queen Elizabeth, in 1583, by which it was ordained that a grammar-school should be established in Kirkby Beacock, alias St. Bees, to be called "The Free Grammar-school of Edmund Grindall, Archbishop of Canterbury." For the better management and support of the school, and for the relief of poor scholars going from thence to the Universities of Cambridge and Oxford, it was pro-

vided that there should be seven wardens and governors of the possessions of the school, of whom the provost of Queen's College, Oxford, and the rector of Egremont, in Cumberland, should be always two, and that they should be incorporated, with power to hold lands not exceeding £100 a-year. In case of vacancy, by death of a governor, the survivors are appointed to elect a new one; but, if they neglect to do it during six weeks, the Bishop of Chester is to ap-

point. A power is given to the Archbishop, during his life, to make statutes for the government of the school and its revenues, and for the relief of the poor scholars going to the universities; and after his death the like power is given to the provost of Queen's College, with the consent of the Bishop of Chester. The schoolmaster is to be appointed by the provost of Queen's, within two months after a vacancy; and, if he shall neglect to nominate, the master of Pembroke-hall is authorized to appoint for that time.

From the school-statutes, c. 7, it appears the founder directed land and annuities to be purchased, of the yearly value of £50; of which sum £20 was to be for "the finding of a fellow and two scholars, in Pembroke-hall;" £20 to the schoolmaster; £3:6:8 to the usher; £1 to the receiver, and 13s. 4d. for a yearly dinner to the governors; and every time the surplus stock of the school amounted to £80, it was to be invested in land, for the maintenance of another poor scholar, alternately in Pembroke-hall and Queen's College. In 1583, the Archbishop died, leaving statutes, in English, for the government of the school, and statutes, in Latin, regulating the appointments in Pembroke-hall. Two years after, his executors purchased, for £500, at Croydon, in Surrey, Palmer's Fields, containing seventy-five acres, for the maintenance of the school and schoolmaster, and the relief of poor scholars. Some irregularities occur in the notices of the School-Register, about this period; but it may be inferred that an additional annuity of £4 a-year had been pur-

chased out of the remnants of the Archbishop's goods, for the maintenance of an additional scholar in Pembroke-hall; that the clear income from Palmer's Fields, payable to Pembroke-hall, was £24, and £30 a-year had been assured for the income of the school.

In 1606, the governors demised Palmer's Fields to the master and fellows of Pembroke-hall, for 1000 years, at a nominal rent; the lease being granted, as stated, for the better assurance of the annuity of £24 to that college, for the maintenance of a fellow and three scholars. The validity of this lease, the Commissioners think, will form a proper question for a court of equity to determine.

The school-annuity of £30 appears not to have been permanently secured on real property until a grant was made to the governors, in consideration of £500, by letters patent of James I. in 1604, of part of the possessions of the late Sir Thomas Chaloner, consisting of a court-leet and sixty-nine tenements in Kirkby Beacock, Sandwith, Hensingham, Wray, and Seacote, with all lands, rents, profits, and pasture belonging to them. All the present revenue of the school is derived from this grant of King James; and of which the governors seem to have taken the fee-simple, subject to the customary rights of the tenants. Shortly after, agreeably to a reference to, and an order of, Archbishop Bancroft, leases of the sixty-nine tenements were granted for 1000 years, the tenants agreeing to pay certain rents, and £120 among them, for the erection of a house for the schoolmaster.

The rents of these tenements remain the same as when granted in 1609, and amount to £26:12:4½, which sum is now collected from 120 different tenants. The other fixed annual payments to the school are £10 for Sandwith sheep-pasture, now enclosed; 7s. 1d. for foggage, or after-pasture; and £4:12:2 issuing out of messuages in Nether Walton, Lowkrigg, Kirkby Beacock, and the manor of Hensingham. To these may be added the fines or other profits of the court-leet; though nothing has latterly accrued to the school from this source. The other property of the school will be adverted to hereafter.

The parish of St. Bees is very extensive, containing several townships, one of which is called the township of St. Bees. In the opinion of the Commissioners, the name of Kirkby Beacock is applicable only to the village of St. Bees, in the township of that name. The manor of St. Bees belonged to the monastery of St. Mary, near York, and the tenements are said to have been part of the possessions of that monastery and parcel of the manor. On the dissolution of religious houses, the manor was granted to Sir Thomas Chaloner, from whose family it passed, in 1599, to the Lowther family.

The school was built about 1587, (which date is over the door,) upon ground conveyed to the governors, for the purpose, by Sir Thomas Chaloner, who also granted liberty for forty loads of coals, for the use of the school, to be taken from his coal-pit, in the parish of St. Bees; in consideration of which gifts two boys were to be placed in the

school by the donor and his heirs for ever. The school was built at an expense of £300, left by the Archbishop for the purpose. This sum, with the £500 paid for Palmer's Fields, and the same sum for the St. Bees' tenements, accounts for the £1300 which the Commissioners suppose to have been the whole amount given by the Archbishop for the foundation of the school and the support of a fellow and two scholarships at Pembroke-hall.

In the leases of 1609, the tenants covenant that they will permit the governors and their successors to *sink pits and dig for coals* in the demised premises, upon the terms therein stipulated. Short leases of the coals were granted at trifling rents, so that no material advantage was made of this covenant. In 1742, five of the governors, on behalf of themselves and the other governors, demised to Sir James Lowther all their collieries and coal-mines within the manor of St. Bees for 867 years, at the yearly rent of £3:10. At the time this lease was granted, Sir James Lowther was *one of the governors*, and Mr. John Spedding, another of the governors, whose name is inserted in the lease as one of the granting parties, was *coal-agent to the Lowther family*. This lease is now vested in the Earl of Lonsdale, by a settlement made by Sir James Lowther, the late Earl. In the counterpart of the lease, in the school-chest at St. Bees, the words "eight hundred and sixty-seven years" are written upon an erasure, and appear crowded. The Commissioners, however, are satisfied that the writing is of the same date as

the rest of the lease, though no notice is taken of this erasure in the attestation. For nearly sixty years after the lease was granted, it seems to have been totally unproductive to the lessee, and the advantages expected hereafter to be derived from it arise from some of the school-lands being intermingled with the Lowther collieries.

Lord Lonsdale's workings under the school-lands are supposed to have begun, about twenty years ago, by means of Croft-pit and Wilson-pit, which pits are sunk in his lordship's land, eastward of the school-lands, in Sandwith. The workings now extend over an area of 132 acres beneath the school-lands, from which it is calculated 677,600 cubic yards or tons of coal have been taken. It is difficult to ascertain the actual annual value of a property of this description. M. Peile, the coal-agent of Lord Lonsdale, stated that, in his opinion, 3*d.* per ton would be a fair rent to any person letting such a coal-field. It follows, the total tonnage-rent for the coals already got from under the school-lands would be £8470, or upwards of £400 a-year for the last twenty years, during which the workings are supposed to have been carried on there.

It is impossible now to discover whether a better rent could have been obtained in 1742 than is reserved by the lease to Sir James Lowther, and it may be questioned whether any person except Lord Lonsdale could work a colliery in the school-lands. But, when it is considered that this lease was granted to a *trustee of the charity* and that the rent of 3*d.* per ton would,

for the coals already raised, greatly exceed the amount of the rent reserved for the whole term, the Commissioners think the validity of the lease is a proper subject for the decision of a court of equity.

There are some alabaster quarries on the sea-coast of Sandwith, and two freestone quarries on St. Bees' Moor, all of which have been leased by the governors, for different terms, at rents amounting to £70:12. The lighthouse on St. Bees' Head, stands on the school-lands, but it appears to be the property of the Trinity-house, erected in virtue of the powers vested in that Corporation, by charter and act of parliament. On the enclosure of St. Bees' Moor, several allotments were made to the governors, as lords of the manor, and in right of two closes belonging to them, and now occupied by the school-master.

The present income of the school, from the several sources mentioned, is £120:19:1½. The annual expenditure on the school, in the salaries of the master and usher, in repairs, the governors' annual dinner, rates and taxes, is £97:5. The cost of the governors' dinner is £6, which greatly exceeds the allowance of 13*s.* 4*d.* by the founder. In addition to his salary of £50, the master (the Rev. Thomas Bradley) occupies a house and five acres of land, rent-free. There are now 101 boys in the school. The school appears, by the founder's statutes, to have been intended to be free only to boys of Cumberland and Westmorland; but, in practice, no distinction is made between them and boys of other coun-

ties. It is customary for all boys to present a gratuity of three guineas and a half, on entrance, and a cock-penny, to the same amount, at Shrovetide. These payments are entirely voluntary, and cannot be demanded. They are shared between the master, usher, and writing-master. No children are refused after the age of seven, provided they can read the bible. There are generally from eight to twelve children of poor persons of St. Bees in the school; they pay a trifle on admission, and the cock-penny seldom exceeds 7s. 6d. A charge is made of 5s. or 7s. 6d. for every boy who learns writing and accounts. Mr. Bradley takes twenty boarders, which is as many as the school-house can receive. The general course of instruction is classical, and there are only four or five boys whose instruction is limited to reading, writing, and accounts.

There are two scholarships and one fellowship at Queen's

College, Oxford, for scholars of St. Bees, and of which the nomination is in the college. The governors have power to nominate to a scholarship of £4 a year, at Magdalen-college, Cambridge. The Archbishop, as before stated, provided for the maintenance of a fellow and two scholars at Pembroke-hall, and that provision for a third scholar has been since added. The lease of Palmer's Fields provides the funds for their support. There are two exhibitions at Queen's College, founded by Bishop Thomas, for the sons of clergymen of the diocese of Carlisle, or in the event of no candidates being sent from Carlisle-school, then the scholars from St. Bees are entitled. St. Bees has also the privilege of sending a candidate to be examined for one of the five exhibitions at Queen's College, founded by Lady Hastings. A good library of old books belongs to the school.

OBSERVATIONS.

The legal questions to which the Commissioners allude in their Report have been since submitted to the consideration of a court of equity. With respect to the lease of Palmer's Fields, for 1000 years, to the master and fellows of Pembroke-hall, the Court refused to disturb the existing arrangement, and make a new and proportional division of the increased rents, the lease having been made with the knowledge and approbation of the founder's executors, and the yearly value of the property, at the time, being only a fair equivalent for the annual payment due to the college, 2 *Stim.* & *St.* 441. The lease of the coal-mines to the ancestor of Lord Lonsdale, for 867 years, from 1742, has been set aside; by which decision his Lordship has to pay for the whole quantity of coals dug out of the school-lands, and amounting, according to the conjecture of his agent, to 677,600 tons. In lieu of the nominal rent of £3:10 per annum, his Lordship now accepts a lease, on a certain fixed rent of £300 a-year, subject to such other tonnage, rents or charges, as may be agreed upon, by impartial persons skilled in colliery affairs. It follows, that the inquiries of the Commissioners into the schools at Lowther (see page 292) and St. Bees, have been the means of recovering, from one family, to charitable uses, the sum of, at least, £35,000, and a permanent yearly income, besides, of about £700.

ENNERDALE AND KENNEYSIDE.

IN the hands of Messrs. Jackson and Shepherd is £27, left

by some person unknown to this township, and of which the inte-

rest is distributed, every Easter-Tuesday, to the poor who do not receive parish relief.

On the table of benefactions in Eskdale-chapel, is a list of donations amounting to £100, which is secured on the promissory note of Messrs. Vickers, Hartley, and Turner; and interest at four per cent. is paid, to be disbursed, by the minister and chapelwardens, the first Sunday after Easter. On the same table it is inscribed that Edmund Wilson left £100, and Edward Hartley £30, for the support of Eskdale-school. These sums are in the hands of individuals, and the interest is paid to the minister, who teaches, without charge, three children in a school erected by subscription.

NETHERWASDALE.

By an unknown donor, £27 is left for the benefit of poor householders of this township. With this sum, and £20:10 belonging to the chapelry, four acres of land in Hollow-bank Quarter were purchased, and conveyed, on trust, to pay out of the rents £1:0:6 to the curate, and the residue to the poor. The land is let to William Sharp, at the rent of £4:10, which is applied agreeably to the trust.

WHITEHAVEN.

Mrs. *Elizabeth Gale*, in 1735, left £200, on trust, to apply the interest to the augmentation of the salary of the minister of the old chapel, in Whitehaven, provided he instructed, in English, twelve poor children, at least, and distributed, every Christmas-eve, 40s. among as many poor people. This bequest appears to have been injudiciously expended in erecting some building

behind the minister's house, facing Church-street, and the rent obtained from which is under £4:9. Out of this sum, the minister distributes, annually, on the Epiphany, 40s. to as many poor widows. The condition, as to teaching, was unknown to the minister prior to this Inquiry, and it does not appear it could be complied with out of the present income.

Mrs. *Grace Towerson*, in 1776, left £100, on trust, to apply the interest towards educating poor children of the town of Whitehaven, and £100 for the benefit of poor widows. £4, as the interest of £100, has been regularly distributed among poor widows, but, for the last sixteen years, no money has been applied for education: this omission being represented to the acting trustee, he proposed to add £100, as arrears of interest, to the principal, for the purpose of putting boys to school; and the several sums, amounting to £300, are now invested in the public funds, in the names of Messrs. Hartley, Bell, and Birley, as trustees.

Joseph Glaister, in 1773, left a Maryport-harbour-ticket, entitling the possessor to receive £9, yearly, from the profits of the harbour, on trust, to pay, annually, 50s. to poor housekeepers of Cockermouth, and £5 to poor housekeepers of Whitehaven, every Christmas-eve; each housekeeper not to receive less than 5s.; and the residue of the £9 he gave to his wife. Mrs. *Harrison*, of Morresby, is the present holder of this ticket, as trustee, and she pays £5 to the minister and chapelwardens of Trinity-chapel, to be distributed among

the housekeepers of Whitehaven.

Mrs. *Susannah Sewell*, in 1782, left £200 to the minister and chapelwardens of Trinity-chapel, on trust, to distribute the interest among twenty poor families on St. Thomas's Day. The dividends arising from this bequest, and the annual pay-

ment left by Mr. Glaister, are distributed together, on St. Thomas's Day, chiefly among poor widows not receiving parochial relief.

This concludes the Report of the Commissioners of the charities in the parish of St. Bees, in the county of Cumberland.

HIGHGATE.

THE FREE GRAMMAR-SCHOOL.

UPON the application of Sir Roger Cholmeley, in 1565, Queen Elizabeth granted letters patent, establishing a grammar-school in Highgate, in the parish of Hornsey, in the county of Middlesex, for the instruction of youth in grammar, and incorporating six persons wardens and governors of the school and revenues, with power to appoint the master and fill up vacancies among themselves, and, with the consent of the bishop of the diocese, make statutes for the government of the master and scholars. In 1565, Archbishop Grindall, as lord of the manor of Hornsey, conveyed Highgate-chapel and the premises belonging thereto, and two acres of land adjoining the chapel, to Sir Roger Cholmeley, on trust, to be assured by him to the governors, for the better support of the school, as well as other manors and messuages to the yearly value of £10:13:4. In the same year, Sir Roger conveyed the grant of the Archbishop, and also two messuages situate in the parish of St. Martin within Ludgate, and a mes-

suage situate within the parishes of St. Mary Orgare and St. Michael next Crooked-lane, in the city of London, the three messuages being of the yearly value of £10:13:4, to the wardens and governors, "for the better maintenance and support of the free grammar-school, and not otherwise, or to any other uses."

The greater part of the two acres at Highgate has been let, since 1817, in different lots; the houses which had been already erected thereon for twenty-one years, and the vacant ground on building-leases for sixty years, to various tenants, and produces now a rental of £526 per annum. The previous rent was £70 a-year. Fines were taken upon granting the new leases to the amount of £997. The remainder of the two acres, consisting of a small house and a carpenter's yard, are now let, for a year only, in two lettings, producing, together, £47 per annum. It is in contemplation to take this part of the two acres for enlarging the burying-ground of the chapel. There are two small pieces of ground

claimed by the governors as formerly part of this property, but the title to which is disputed; and, in the opinion of the Commissioners, there is no evidence of possession that holds out any hope it could be recovered. The governors are also possessed of a small allotment of land, containing 1*a.* 2*r.* 24*p.* assigned to them on the late enclosure of the common, which is let for £7 a-year, to Miss Longman, for fourteen years, from 1815. The property in Crooked-lane consists of two houses, which were let, by public advertisement, in 1815, for twenty-one years, at rents amounting, together, to £115:10 per annum, having before produced only £26. The property on Ludgate-hill, formerly two messuages, was let, in 1770, on two building-leases, for ninety-nine years, one at £10, the other at £45 per annum; this now forms part of the London Coffee-house. There are also belonging to the trust two small rent-charges, issuing out of premises at Hendon and Stoke-Newington, amounting, together, to £4:6:8; and two annuities, one of £10, under the will of Mr. *Pauncefort*, a former governor, payable to the reader in the chapel, who is always the schoolmaster; and the other of £2:14, under the will of Sir *Edward Gould*, payable to the morning-preacher. These annuities do not, indeed, strictly speaking, form part of the trust-property; but they pass through the accounts of the trust, and constitute regular items both of receipt and expenditure.

The possessions thus enumerated, which, together with the chapel and school-house, constitute the whole property of the charity, in the improved state

which they have now attained, yield an income of £767:5:5. To this must be added the profits derived from the chapel, which, as it forms a part of the property given, by the founder, for the support of the school, are properly carried to the account of the school-fund; though it is to be observed, on the other hand, that the expenses attending the chapel are a charge upon that fund, which more than exhausts the emolument received from it. On the average of the eight last years, the money received for letting the pews has amounted, annually, to £173:0:8; the sacrament-money to £15:11:2; making the whole average income of the school £955:17:3. Prior to the improved letting of the trust-property in 1816, the whole average income was £355:5.

In this school are educated forty boys, the number fixed, not by the founder, but by an early ordinance of the governors, made, with the consent of Bishop Sandys, in the year 1571. They are taught reading, writing, and arithmetic; but no *classical instruction is given them*; nor is there any evidence of such instruction ever having been given in the school. They are all the children of poor labouring persons. The master, who is a clergyman, and reader and evening-preacher at the chapel, does not teach the boys himself. He superintends the general conduct of the school as it *suits his convenience*; but the education of the scholars is committed to an assistant, who is *SEXTON* of the chapel. He is paid by the master, and receives an admission-fee of 1*s.* from the boys, and has the privilege of taking pay-

scholars, who are taught with the foundation-boys. He also receives £4 a-year from the school-fund for attending the children to church on Sundays. The master takes private pupils, whom he prepares for the University; and his engagements with them would be evidently incompatible with his teaching or exercising a constant superintendence over the free-school.

The master, for his services in the school and in the chapel, received, to 1818, a salary of £100. In that year, it was raised to £200, in consideration of the great extent of his parochial duty, as reader and afternoon-preacher at the chapel, which is the only place of public worship belonging to the establishment in the populous village of Highgate. He lives in the school-house, rent and tax free. The average expenditure on the school, for the last five years, has been £199:7:10; the average expenditure on the chapel £142:0:2; making the total expenditure, previous to the addition of £100 to the master's salary, £341:8. Although, for several years, the income has greatly exceeded the expenditure, yet, owing to the expense incurred in re-building the churchyard-wall, in repairing the master's house, and in preparing the new leases, there was only, at the time of this Inquiry, a balance of £493 in the hands of the treasurer, and considerable outgoings still remained to be met. We shall best conclude the account of this school with copying, entire, the following observations of the Commissioners:—

“ We cannot but observe that this school does not appear to have kept pace in its progress,

either with the intention of the founder or with the gradual improvement of its funds, and the necessities of the neighbourhood in which it is placed. As a grammar-school, it has fallen into complete decay. The instruction of the children has entirely devolved upon an assistant, receiving a small salary from the master, who never teaches them himself, nor interferes with the conduct of the school, except by occasional superintendence, or when the exercise of his authority is applied for by the actual teacher. Their number remains as it was fixed by the governors nearly 250 years ago, notwithstanding an immense increase in the population of the neighbourhood, which has long afforded an ample call for extending the benefits of the institution, this being the only free-school in the place belonging to the established church. The cause of this apparent inefficiency seems evidently to be the connexion of the school with the chapel. This being now the general place of public worship for an extensive and populous neighbourhood, instead of becoming a source of emolument to the school, as appears to have been contemplated by the founder, is, in fact, from the necessary disbursements for enlarging, repairing, and fitting it up, and for the salaries of the officiating ministers, a heavy charge upon the school-funds. While, however, it forms a part of the school-property, and, by the profits made by it, contributes to the school-funds, the charge of keeping up the establishment must, of course, fall upon those funds. The governors, feeling the high importance of this

branch of their trust, under the circumstances in which they were placed, appear to have given it their first attention; and, in so doing, to have put the school somewhat in the back-ground. Thus, in the appointment of the master, regard seems to be had, both with respect to his qualifications and his emoluments, much more to his ministerial duties in and connected with the chapel than to his character as master of the school. To this, indeed, they are, in some measure, directed by the ancient ordinance before-mentioned, (made at a time when the plan of education in the school probably required a master of a higher description than it does at present,) which provides that the master of the school shall be reader at the chapel.

“ We do not feel disposed to make any objection to the attention paid by the governors, or to their application of the funds to the purposes of the chapel-establishment; but we would express our hope and expectation that, with the greatly enlarged income which they now possess, they will be enabled soon to render this school more adequate to the wants of the neighbourhood for whose benefit it was established. The present school-room is small and inconvenient, and incapable of containing a greater number of scholars than are now instructed in it. The governors state it to be their intention to erect a new school-room, capable of holding 100 boys, to be instructed on the plan used in the national schools. Whether any attempt could be

profitably or practicably made to restore the school to its original character of a grammar-school must depend on the state and circumstances of the neighbourhood where it is placed, and of which those who reside in it can best judge. If those circumstances appear preferably to require the inferior mode of education now pursued, and proposed to be continued, it is to be hoped, at least, that the school will be made to embrace as large a number of poor children as the funds will reasonably provide for.

“ We think it expedient to mention that we have encountered much difficulty in investigating the finances of this school, from the circumstances of the receipts and disbursements of several distinct charities, under the management of the same trustees, being brought into one blended account. In consequence of this a considerable risk was run, which, perhaps, the present Inquiry has prevented, of a debt being charged upon the school fund; which, in truth, belonged to another charity. The governors are aware of the inconvenience, and will remedy it in future; but we mention it because it is an evil we have frequently met with; and we the rather take this opportunity of doing so, because we are satisfied that, in this instance, whatever impropriety there may have been in the method of keeping the accounts, the funds of these charities have, in fact, been disinterestedly and honourably administered.”

OBSERVATIONS.

This forms the only instance we have met of the conversion of a grammar foundation into a school of English literature. The Attorney-General

filed an information against the governors, but we are not aware of the points at issue, nor the present stage of the proceedings. In November, 1826, the Lord Chancellor delivered part judgment in the case, by which he decided, first, that the master was bound, according to the established usage of grammar-schools, to teach the elements of classical learning; and, secondly, that the chapel being only a subordinate object to the school, and the profits arising from it appropriated to the maintenance thereof, it could not be enlarged, consistently either with the charter of Elizabeth, or the foundation-deed of Sir Roger Cholmeley. These conclusions his Lordship left to the consideration of the governors, reserving the other points connected with the case to a future occasion. The governors, at the time of this Inquiry, were Earl Mansfield, William Belcher, Benjamin Price, Robert Isherwood, Richard Nixon, and Thomas Hurst, Esquires.

GIRLS' CHARITY SCHOOL.

The girls' charity-school, at Highgate, appears to have been established about the year 1719, by the exertions and contributions of the governors of the Free Grammar-school. It had no original endowment; but Mr. *Edward Pauncefort*, who was, at that time, one of the governors of the grammar-school, by his will, in 1723, directed his executors to purchase lands of the value of £60 a-year, and to convey the same in trust, to pay £30 a-year to six poor widows, in the almshouses, lately erected by him at Highgate; £10 a-year to the reader in the chapel, and to pay the residue towards the maintenance of the girls in the charity-school. The heir of the donor, under the authority of a decree in Chancery, commuted the obligation to purchase land, by the payment of £1500, which sum was invested in the funds, and now produces £45 per annum. The fixed payments to the almswomen and reader being made out of this, leaves a residue of only £5 a-year for the girls' school. The school is also entitled to a sum of £1000 New South-Sea Annuities, purchased, as it seems, at different times, from savings out of contributions. These dividends, with Pauncefort's gift, amounting to-

gether to £35 per annum, form the only permanent revenue of the school; its remaining income is made up from a collection after an annual sermon, which, on an average, produces about £77, making the whole income about £112.

In this school, twenty girls are educated and clothed, and six more are educated only, who, as vacancies occur, are received upon the clothing establishment. There were originally twenty-four girls clothed, but they were reduced to twenty upon the reduction of Pauncefort's gift from £20 a-year to £5. They are taught reading and plain work, and the mistress has lately given them some instruction in writing and common arithmetic. She teaches them the catechism, and takes them to church twice on the Sunday. The schoolmistress resides in the school-house, which was built by Mr. Pauncefort, about the year 1719, in the centre of the almshouses, rent and tax free.

The managers of this charity, in former times, do not appear to have required or obtained from the representative of Mr. Pauncefort the purchase and conveyance of land to trustees, pursuant to his will. How this came to be omitted, or, if attempted, to have failed, is not explained by

any existing evidence. Neither does it appear, under what circumstances the payment of £1500, by Mr. Pauncefort's heir, in discharge of the legacy, was authorized by the Court of Chancery, *if in fact it was so authorized*; but the subsequent disposition of the money has not produced an equivalent advantage to the charity. However it may

have happened, the school has certainly lost the far greater part of the income, specifically intended for it by Mr. Pauncefort, and for many years actually received under his will, and the much ampler benefit which it would now, probably, have enjoyed had land been purchased as he directed.

TOWN OF BEDFORD.

THE BEDFORD CHARITY.

IN the year 1552, liberty was granted, by letters patent, of Edward VI. to the mayor, bailiffs, burgesses, and commonalty of Bedford, to establish a free-school, for the instruction of youth in "grammar and good manners," of which the wardens and fellows of New College, Oxford, were constituted visitors, with power to appoint the master and usher; and the Corporation were authorized to receive lands and possessions for the support of the school, and for the marriage of poor maids of the town, for poor children to be maintained and instructed there, and the surplus revenues to be distributed in alms, to the poor of Bedford. With the intent of establishing these charities, agreeably to the charter, Sir *William Harpur*, alderman of London, and Dame *Alice*, his wife, erected a school-house in Bedford, and, in 1565, conveyed the same, together with houses and gardens in the town; and, also, 13a. 6r. of meadow, lying in or near the parish of St. Andrew, Holborn, in Middlesex, on trust, to the Corporation, for

the support of the school, and the other purposes mentioned in the letters patent of Edward. In 1764, the value of the premises in Middlesex, had greatly increased, by the land having been let for building, and various new streets were formed and designed, consisting of Bedford-street, Bedford-row, Bedford-court, Princes-street, Theobald's Road, North-street, East-street, Lamb's Conduit-street, Queen-street, Eagle-street, Boswell-court, and other streets and courts in the parishes of St. Andrew, Holborn, and St. George, Queen-square; and, in order further to augment the income of the charity, an act was obtained in that year, empowering the trustees to grant building and repairing leases; and also to erect in St. Paul's church, in Bedford, a monument of marble, with a statue, in front of the grammar-school, in testimony of the town's gratitude to the memory of the munificent founders of this great charity.

Another act of parliament was obtained, in the 33d of Geo. III. for the better management of this

charity, in which act, and the schedule annexed, various regulations are made respecting the appointment of the trustees, the leasing of the trust-property, and the administration of the different branches of the endowment. Under this act, the lord-lieutenant and representatives in parliament, for the county and town of Bedford; the mayor, aldermen, common-council, bailiffs, and chamberlain, the master and usher of the grammar-school, and eighteen inhabitants of Bedford, chosen by ballot of the residents, paying scot and lot, are appointed trustees of the charity. Of the eighteen inhabitants, six are to go out every year, and as many more to be elected on the first Wednesday in November. No lease of any part of the charity-estate, is to be granted for a longer term than forty years, except for erecting any new building, and then, not for a longer term than ninety-nine years; and in every lease there is to be reserved the best and most improved yearly rent that could be obtained.

In the schedule to the act, it is provided that the course of education in the school should consist of Latin and Greek, reading, writing, and arithmetic; that all children not exceeding fourteen years of age, of parents born and resident in Bedford, and of all parishioners, though not born in the town, should be instructed freely, and printed and other books, pens, paper, &c. provided, without charge for their use; that the master should be a clergyman of the established church, or a fellow of New College, and receive a salary of £200, with as many additional sums of £3 a-year as would be equal to the number of boys educated, pro-

vided these sums did not exceed £60 per annum; that exhibitions of £40 a-year, for not more than three scholars at one time, should be provided for boys, going from the grammar-school to the universities.

That there should be applied, every year, out of the profits of the charity-estate, £800, for the marriage-portions of forty poor maids of the town, of good reputation, between the age of sixteen and fifty, whose fathers had been inhabitant-householders for ten years, or born in the town and inhabitants for three years; the fortunate candidates for such marriage-portions to be decided by lot, four times a-year, but the portions not to be paid unless the parties were married within two calendar months after drawing a beneficial lot, nor if they marry a vagrant, or person of bad character. Poor maidens, not portioned on the first drawing, are to be preferred, if then married, to any new candidates at a second election.

That not fewer than twenty-six children should be maintained, clothed, and employed in the hospital, until they should be of an age to be placed out apprentice, at an expense, altogether, not exceeding £300 per annum.

That the sum of £350 should be applied, every half-year, in apprenticing fifteen boys and five girls; the premiums of the former not to exceed £20, and of the latter, £10; the successful candidates to be determined by lot, and the parents of the children to be qualified as in the distribution of the marriage-portions. At the expiration of the term of apprenticeship, and on the production of proper testimonials of

good behaviour, each apprentice to be entitled to a benefaction of not exceeding £20 nor less than £10. Girls, who have been candidates for the apprentice-money, not drawing beneficial lots, are to receive £3 on going out to service, and the further sum of £2, if they serve one year with the same master or mistress.

That an almshouse should be erected for the reception of ten men, and as many women, decayed housekeepers of Bedford, to each of whom should be allowed 3s. weekly, and a yearly sum of 40s. for clothing.

That if the funds of the charity would admit, £500 should be yearly distributed to poor housekeepers, who should have resided within the town at least ten years previously to such distribution.

That all accounts of the receipts and payments relative to the management of the charity should be yearly printed and published and delivered to every inhabitant, paying scot and lot, who should apply for the same to the clerk of the trustees.

Lastly, the schedule provides that the surplus income, after providing for the several objects enumerated, shall be appropriated to the erection of additional almshouses for decayed housekeepers.

The property and estates of this charity consist of the houses and premises in the metropolis; certain houses and lands at Bedford, and other premises there not producing rent, namely, a grammar-school, and house for the head-master, with a garden and appurtenances; a house for the usher; an English or writing-school, and a house for the master; an hospital, with a play-

ground and garden adjoining; a large national or preparatory school; a dwelling-house for the clerk of the trustees; and several almshouses. The rental of the estates in London, in 1820, amounted to £6828:6; in Bedford, to £166:2, making the total income of the charity £6994:8 per annum.

The several branches of the charity are managed agreeably to the Act of 1794. In the grammar-school there are, upon an average, thirty-three boys on the foundation; the English or writing school, 100; and in the preparatory or national school, established by the trustees in 1816, for the children of the poorer classes, 250 boys and 170 girls. Three exhibitioners are now at one of the universities, with an allowance of £40 to each. In the distribution of the marriage-portions, in the maintenance of the hospital, in the apprenticing of children, and the award of gifts to poor girls and apprentices, the regulations of the schedule are observed. In the application of money to the relief of decayed housekeepers, the trustees occasionally relieve the poor by paying the rates imposed on their houses for highways, and for paving and lighting the town, provided the rents of the houses do not exceed £5 a-year. Soon after the passing of the Act, almshouses for twenty poor persons, were erected; these are occupied by decayed housekeepers, or persons reduced from better circumstances; each person has an allowance of 6s. weekly, with £2 a-year for clothing. Forty-six additional almshouses have been since erected in Harpur-street; they are occupied by

twenty men and twenty-six women, who are required to be above fifty years of age, decayed housekeepers of the lower class, and such as do not receive parochial relief. A weekly allowance is made to each of 4s. if single, and 6s. if married. The accounts are printed yearly, as required, and a copy given to every inhabitant of Bedford who may think proper to apply for it to the clerk.

CHRISTIE'S CHARITIES.

Thomas Christie, in 1697, charged the rectories of St. Paul and All Saints, in Bedford, of which he was seised, with the payment of 52s. a-year for ever, unto the churchwardens and overseers of the parish of St. Paul, for the time being, and 52s. a year unto the churchwardens and overseers of the parish of St. Mary, in Bedford; which 52s. a-year to St. Paul's he directed should be employed in the purchase of a dozen of bread, to be distributed every Sunday morning, after service, unto thirteen of the poorest inhabitants, who, from age and infirmity, should be unable to work. The same course to be observed in St. Mary's, and in default of such distribution for two Sundays together, in either parish, the yearly payments were to cease. The testator also left 1s. weekly to eight poor persons living in the almshouse he had erected, and after these payments were made, the residue of the profits of the rectories was to be paid to the vicar of St. Paul's, subject to this condition, that if he should not, by himself, or some other, preach two sermons every Lord's Day,

in St. Paul's church, that then he should forfeit to the testator's heirs for every omission, 10s. to be abated out of the remainder.

Under an Act of Parliament, in 1795, an allotment of fifty-eight acres of land, in the parish of St. Paul, was awarded in lieu of the rectorial tithes of that parish. The legal estate in the rectories and allotment and premises mentioned in the will has been conveyed, by the devisee in trust, to the Rev. John Hemsted, the present vicar of St. Paul's, upon the trusts mentioned; the Commissioners, however, could not obtain a copy or inspection of the deed of conveyance. The allotment is let at the yearly rent of £80 : 10. The almshouses are situated in St. Loyd's, Bedford, and consist of eight separate houses under one roof, containing each two apartments; and there is a small piece of ground at the back of the houses, of about an acre, which is let by Mr. Hemsted, for garden-ground, at the annual rent of 40s. The rents of the ground are distributed equally amongst the almspeople. They are all poor widows, chosen by Mr. Hemsted, and are members of the established church. The sum of 8s. is paid once a week, and equally divided among them. Of late, in consequence of Mr. Hemsted's application, they have each received 3s. a week from the trustees of the Bedford charity, in addition to the former allowance.

The two sums of 52s. each are paid, in half-yearly sums, to a baker, for providing bread for the poor, and the bread is distributed according to the directions of the testator.

CHARITIES OF THE DISSENTING CONGREGATION OF THE OLD MEETING-HOUSE.

William Nichol, in 1707, left £400, on trust, to purchase land, and out of the rents pay £5 to the pastor of the church of Christ, at Bedford, chosen by a majority of the brethren, and the residue of the rents to be given to the poor of the congregation, agreeably to the discretion of the trustees. The estate purchased with the legacy is situate in the parish of Thurleigh, and was conveyed, in 1808, with other estates held in trust for charitable purposes, by a general deed of conveyance, to the trustees of the Old Meeting, and consists of a farm-house, home-stead, and five closes, containing 32a. 3r. 22p. It is let to John King, as yearly tenant, at the rent of £30, which is applied as directed.

John Taylor, in 1735, devised all his real estates in the parishes of Colmouth and Eaton Socon unto Thomas Woodward and Thomas Vincent, and the survivor of them and his heirs. There are no trusts declared by the will respecting the estates, nor any formal declaration of trust executed by the testator; but it is stated in an entry in a minute-book, belonging to the trustees of the Old Meeting-house, that the trusts on which the estates were devised were, that half the rents should be paid to the pastor, and the other half to the poor of the church, with liberty to the distributors, when they should think fit, to apply a part, not exceeding one-fourth of the latter half, to the poor of the congregation, of sobriety and good report, though

not members of the church. The estates consist of a close of five acres, in the parish of Eaton Socon, and of a farm-house, and 25a. 28½p. of arable land, principally in the open field of Colmouth, and 7a. 3r. 14p. of sward land in the same parish. The whole is let to William Wagstaff, as yearly tenant, at the rent of £24 per annum, which is the full annual value. The rents are applied, one half to the pastor of the Old Meeting-house, and the remainder in a distribution of money among the poor of the church, at the discretion of the trustees.

Mary Baynes, in 1730, left her premises, in the parishes of St. Mary and St. John, in Bedford and Cardington, and her estate in Stagsden, upon trust, to pay £5 unto the dissenting minister belonging to the congregation of dissenters of the Calvinist persuasion, in Bedford; and also £5 yearly unto some other dissenting minister (poor, regularly educated, and brought up to the ministry) of some other congregation in Great Britain, of the Calvinist persuasion, whom the trustees should think most meritorious, and the residue of the rents was to be applied to the relief of the most needy and necessitous, without regard to their religion, provided they did not receive parochial relief, or aid from any other charity. The number of trustees was not to be less than five; and an option was left to them to apply the whole or such part of the rents of the last mentioned property, in the teaching of youth to read and write, as they thought expedient. The property devised under the will, consists,

f a close, in the parish of Goldington, of 5a. 3r. 20p. let at £12. 2. A farm-house, of 1r. 20p. of land, in the parish of Stagsden, let to John at the rent of £56. These amounting together to £2 per annum, are received by the trustees. They pay to the minister of the Old Meeting-house £25 per annum, and to the dissenting minister of some congregation in the neighbourhood of Bedford, being a dissenting Independent, or Baptist, who is in necessitous circumstances, and has been regu- larly brought up at some dissenting academy, £5 per annum; occasionally they divide the mentioned £5 a-year be- tween two such ministers or more. The remainder of the sum is applied principally in a distribution of money among persons of all persuasions, partly in subscriptions to Sunday-schools, for children of any persuasion, in the neighbourhood, and the neighbour- hood in a subscription of one shilling a-year to the infirmary at Bedford. The sum of the minister of the Old Meeting-house was raised in 1750 when the rents of the house were nearly doubled, from £25 a-year, the trustees regarding themselves at liberty to take such advance under the provisions of the will, and in consequence of the increase of rent; and not at the same time to diminish the annual sum directed by the will to be paid to some dissenting minister, that payment continues as at present at the rate of £5 per

year. *Ben Odell*, in 1788, devised his estates, in the parish of

Goldington, to trustees, without declaring any trusts in the will, but the property has since been conveyed in trust, to apply the rents and profits to the minister of the Old Meeting-house, and the poor in the congregation who should generally attend and belong to the meeting. The estate devised comprises 24a. 2r. 4p. in the occupation of John Brashier, as yearly tenant, at the rent of £50, which is the full value. Twenty-five pounds a-year is paid out of the rents to the minister, and during the last ten years £14 or £15 a-year has been applied in discharging a debt incurred by repairs of the minister's house; the remainder of the rents is usually distributed among poor persons of the congregation, at the discretion of the trustees; and occasionally a small part is applied in subscriptions to Sunday-schools, for children of parents of any persuasion.

Martha Furness, in 1794, bequeathed £400, Old South-Sea Annuities, and her messuage, in St. Cuthbert, to certain persons named in her will, and which were conveyed in trust, to pay £5 yearly to the pastor of the Old Meeting-house, and the residue of the rents and profits to be distributed among the poor of the congregation. The messuage under this devise is let to Mrs. Brightman, at a rent of £30 : 10, and the Old South-Sea Annuities produce £12 a-year; out of which sums £5 is paid to the minister, and the residue given to the poor of the chapel, receiving the sacrament.

Mrs. Elizabeth Priest, in 1784, left £400, Three per Cent. Consols, in trust, to pay, yearly, £4 to the minister of the Old

Meeting-house, £4 to the minister of the congregation of Cotton-End, in Cardington, £1 to the poor members of each congregation, and £1 to each of the widows of the former ministers, or if none such, then to some other poor gospel minister: these payments are made as directed. There being no widow of a minister at Bedford, £1 is paid to a poor minister of a congregation of Baptists, now residing at Northampton.

John Costin, in 1805, left £200 for the benefit of the poor of the Old Meeting-house. Part of this legacy was expended in enclosing the trust property at Stagsden, and the residue, together with £150, arising out of the bequest of *Richard Furness*, in 1801, was laid out in the purchase of a cottage, with two rooms on each floor, a small garden and orchard, in Cople, in Bedfordshire. The cottage and land are let to William Fenny-more, as yearly tenant, at the rent of £12, which is the fair value. The rent is distributed among the poor members of the congregation, at the discretion of the trustees of the meeting-house.

Samuel Whitbread, Esq. by will, in 1795, gave to the trustees of the Old Meeting, out of respect to the memory of John Bunyan, and for the relief of the poor of the congregation, £500, to be laid out, by his executors, in the Three per Cent. Consols, and the dividends to be annually applied in giving bread to the poor in quartern loaves, every Sabbath morning, from October to May. This legacy is now secured on the bond of Henry Whitbread, Esq. grandson of the donor, at an interest of £29:8 per annum, which is laid out in quar-

tern loaves, and distributed in the manner directed.

Edward Wells bequeathed to the trustees of the Old Meeting, £500, to be invested on government security, and the dividends to be distributed to the poor of the congregation weekly, in quartern loaves. The dividends, amounting to £22:10 per annum, are laid out in the purchase of bread, which is received under tickets, or orders from a baker, by poor members, selected by the trustees. A separate account is kept of the distribution.

Mr. Richard Graham, who died about 1809, left £100, in trust, to the deacons, to form a fund for the relief of the widow of the minister of the Old Meeting-house. The testator did not leave personal estate sufficient for the payment of his debts; but, in order to carry his wish into effect, his brother, Mr. Graham, of Newbury, in 1810, laid out £90, being the amount of the legacy, after deducting the legacy-duty, in the purchase of £81, Navy Five per Cent. Annuities, which stock is now standing in the names of four trustees. There has not yet been a widow of a minister, to receive the annual produce of the stock. The dividends have been received, and now amount, with compound interest, to £53:13:6; which is lodged in the hands of Messrs. Thomas and Benjamin Kilpin.

CHARITY FOR EDUCATION.

By an indenture, dated in 1735, it appears that *Alexander Leith* and *Martha*, his wife, devised certain estates in the parish of Cardington and Great Barford to the vicar of St. Paul, and the respective rectories of St. John

Baptist, St. Peter, and St. Mary, in Bedford, on trust, out he rents to pay 30s. to the vicar of St. Paul's, for a sermon every Good Friday, and on the feast-days of St. Barnabas and St. Thomas, and the residue of the rents to be given to a schoolmaster, for instructing twenty poor children, of the parishes of St. Paul and St. Cuthbert, in singing, reading, and the church-catechism; of which children, ten boys and five girls were to be chosen out of the parish of St. Paul, and three boys and one girl out of St. Cuthbert's, by the vicar and rectors of the respective parishes. In case the vicar neglected to preach, or was to be preached, a sermon, either of the two feast-days, an allowance for these days to be paid to the schoolmaster. The property belonging to the charity consists;—

1. Of a cottage and barn, with an orchard of about an acre, and five acres of land, the whole situate in the hamlet of Harrowood, in the parish of Cardington. The farm is let to Thomas Cranford, as tenant from year to year, at the rent of £27, the fair value. 2. Of twenty-two acres of land, in the parish of Great Barford, which are in the occupation of Thomas Hart, as yearly tenant, at the rent of £19:10. The estates are under the management of the trustees appointed by the Corporation; and the master of the school, under their authority, receives the rents. He pays the tithes to the vicar of St. Paul's, preaches sermons on the feast-days mentioned, and retains the residue, amounting to £45, to his own use, for his salary as schoolmaster. The school is kept in a room

near the master's house, both of which are rented by him of the parish of St. Paul, and are situated therein. The master has at present seventeen children under his care, whom he instructs, free of all expense whatever to their parents, in reading, writing, and the church-catechism. They are required to attend at church, with the children of the Sunday-school. The children are admitted at any age, on application to the master, and continue their attendance so long as their parents think fit to send them. For some years it was not known what had become of the deed of foundation, and the provision made for the instruction of girls as well as boys, and the proportion of the scholars directed to be observed between the parishes of St. Paul and St. Cuthbert seems to have been overlooked; but, about six years ago, the deed was discovered, among other documents, in the parish chest of St. Paul's, and a few girls have been since received into the school. The boys, however, for the most part, still come from the parish of St. Paul.

CHARITIES UNDER THE CORPORATION.

Thomas Hawes, in 1619, gave to the mayor and Corporation of Bedford, four chambers and three shops, in the Butcher-row, to be applied to the use of four widows of good character, and diligent resorters to divine service. The premises, having become very old and ruinous, were sold by the Corporation; and, in lieu of them, four brick tenements were erected for the almspeople; these are situate in Whitecross-street, and are occupied by four poor widows, rent-free. The

widows are appointed by the mayor and bailiffs, from a list of poor persons belonging to the town; they receive an allowance of £5:14 a-year, out of the funds of the Corporation, and 2s. 6d. a-piece at Christmas. The payment is understood to be made as an equivalent for the rent of the shops mentioned in the will, and has continued the same for many years.

It appears by an entry in the council-book, that *Ursula Boteler*, by her will, date not mentioned, directed her executors to purchase land of the yearly value of 20s. for the benefit of the poor of Bedford, to be distributed on Christmas-day; and that, in 1622, Sir Thomas Boteler, her son, granted the mayor and trustees an annuity of 20s. issuing out of a messuage and twenty-five acres of land at Biddenham, payable on St. Thomas's Day. The annuity is paid by Lord Hampden, to whom the estate, formerly possessed by the family of the Botelers, now belongs. The amount is applied in increasing the endowment of the four poor widows.

Thomas Hawes, in 1630, left an annuity of 20s. for the benefit of the poor of the five parishes of Bedford, and which is now charged on three roods of land in the parish of St. Paul. This land is let, with other premises belonging to the Corporation, to the governors of Harper's charity for eighty-four years, from 1819, at a rent, for the whole, of £100 a-year, and no separate value has been fixed for the land belonging to the charity. On account of the bequest, £1:14:8 is bestowed upon a poor widow, chosen by the Cor-

poration. This application seems hardly consistent with the design of the testator, to which the attention of the Corporation has been called.

Mary Paradine, in 1631, left £400 to the governors of Christ's Hospital, London, on trust, to be laid out in the purchase of land; and out of the rents to pay, yearly, £6 to the mayor and bailiffs of Bedford, on the feast of St. John the Baptist, towards the relief of the poor of the town. In what manner the funds have been invested by the governors the Commissioners are not informed; but £6 is regularly received from the treasurer of that institution, and the amount is laid out in providing as many poor men with a coat, pair of shoes and stockings each, as the money will purchase.

Ann Collins, in 1682, left an annuity of £30, charged upon estates in Covington and Bedford, to be applied by trustees, appointed by the Corporation, in the maintenance of ten poor widows of the town. The last conveyance of this trust was in 1700, and it is not known in whom the legal estate is now vested. The rent-charge is at present paid by Leonard Thompson, Esq. in respect of premises situate in Bedford, of which he is the proprietor. The sum received is only £24 a-year, the remainder being deducted for land-tax. It is paid to Mr. Cooke, who distributes the amount among ten poor widows, nominated by Mr. Thompson and the Corporation, alternately £1:4 to each, every half year.

Gabriel Newton, alderman of Leicester, in 1760, settled certain freehold estates in the county

of Leicester, upon the corporation of that borough, upon trust, out of the rents and profits, to pay to the Corporation of Bedford, £26 yearly, towards the clothing, schooling, and educating twenty-five boys, of indigent parents, of the established church; the boys to be between seven and fourteen years of age, clothed in green, and instructed in psalmody. This annuity is regularly received from the Corporation of Leicester, and, with a dividend of £7 : 15 : 6, arising from some arrears of former annuities, makes £33:15:6, applicable to the purposes of the charity. This fund being found inadequate both to clothe and educate the children, the Corporation came to the resolution, in 1815, to send them to the national school, of the Bedford charity, and dispose the whole of the income in purchasing clothing for an additional number of boys. From that time, the whole of the funds, with the exception of two guineas a-year, which are paid as formerly to a master for instructing the boys in psalmody, are applied towards the clothing of twenty-five boys, appointed by the Corporation, from poor children belonging to the town, without regard to particular parishes, on applications made by the parents, as vacancies occur, whereof notice is given in the different parish churches in Bedford.

PARISH OF ST. JOHN.

Robert Welbourne, in 1716, devised, unto the minister and overseers of the poor of this parish, a close of pasture, called Burgend-close, in the parish of Barton, upon trust, to distribute the rents and profits, yearly, on

New Year's Day, among such of the poor within the parish of St. John as they should think fit. The close contains about three acres, in the occupation of John Basford, as tenant from year to year, at the rent of £12, which is received by the churchwardens, and distributed by them on St. Thomas's Day, among poor people, chiefly housekeepers, in sums varying from 4s. to 8s. 6d. according to their necessities, and the size of their families.

The *Church-Estate* of this parish, consisting of a messuage, with a garden adjoining, situate opposite the west end of St. John's church, is stated, in the benefaction-table, to be appropriated to the repairs of the church; but the Commissioners met with no documents shewing from what source it was derived. The premises are in the occupation of Widow Chapman, for a term of twenty-one years (nearly expired), at the annual rent of £12 a-year, the tenant covenanting to keep the house in repair. The rent is received by the churchwardens: out of the amount, £2 is allowed to the parish clerk, as an equivalent for the use of a room in the house, to which he is understood to have some claim, and the residue is disposed of in the repairs of the church.

PARISH OF ST. MARY.

One shilling's worth of bread is weekly distributed, after divine service, at St. Mary's church, among poor persons attending the same, and which is derived from *Christie's* benefaction, already mentioned. (Page 751.) The sum of £3 is also received by the churchwardens, from the

year is paid on account of these charities, as a rent-charge, out of a house in the High-street, belonging to Ebenezer Mayle; £7 of the money is paid to the churchwardens of St. Paul's, and 20s. to the churchwardens of St. Peter's. Of the £7 received by the churchwardens of St. Paul's, £5 is employed by them in apprenticing a poor boy or girl, belonging to either of the parishes of St. Paul or St. Peter, on application from the parents of such child; and failing such application, the money is carried forward to increase the number of premiums in a succeeding year, no larger premium being ever given with one child than the sum of £5; 40s. the residue of the sum of £7 received by the churchwardens of St. Paul's, is laid out by them in the purchase of bread, which is distributed among the poor of the parish in two-penny loaves, on each Sunday between Michaelmas and Lady-day, in the church, after morning service.

From an entry in the council-book of the Corporation of Bedford, it appears that *Thomas Hawes*, in 1688, gave £150, upon trust, to be laid out in the purchase of lands, the rents whereof he directed to be applied to the use of the poor of the parishes of St. Paul and St. Mary, in bread, in the proportion of two-third parts to the former, and one-third to the latter parish. This legacy is secured on a piece of land consisting of 6a. 2r. 8p. situate in a place called the Prebend-field in this parish. It is now held under a lease for sixty-one years, granted in 1796, to William Smith, one of the trustees, at the rent of £10, the lessees covenanting to pay all

charges and taxes except land-tax. Though this lease was improperly granted, Mr. Smith, being a trustee, there does not appear any reason to believe that he took an undue advantage, in the procuring the lease. The rent reserved appears to have been the full annual value of the land at the time it was fixed, and though the term is of great duration, it seems to have been granted for a valuable and, probably, a sufficient consideration, Mr. Smith having undertaken, at his own expense, to quick and fence the land, which he accordingly did. Since the grant of the lease, a new conveyance to trustees has been executed, under which the premises became vested in the mayor of Bedford, Mr. John Day, and ten others, of whom four only were deceased at the time of this Inquiry. The rent of £10 is received, and laid out by Mr. Day, on behalf of the rest of the trustees, in bread, which is distributed on St. Thomas's Day, under his direction, to poor persons belonging to the several parishes of St. Mary and St. Paul, in the proportion of one-third of the bread to the former parish, and two-thirds to the latter, as directed by the will.

PARISH OF ST. PETER.

The interest of this parish, in Bamford's charity, has been stated in the last article, and it only remains to notice the Church Estate. No account can now be given of the original acquisition of this estate; but it appears, from ancient deeds of feoffment, to have been long vested in certain inhabitants of St. Peter's, as feoffees in trust,

